MANCHESTER CITY COUNCIL

Application details:	**Application number**: 143628/FH/2025 **Proposal**: Erection of single storey rear extension to provide additional living accommodation **Location**: 7 Kennington Avenue, Manchester, M40 2XA

LLFA Comments 11/09/2025

The following Information has been considered:

Planning Portal uploads:	04/08/2025 – 18/08/2025
Further submission emails:	-
Pre-app advice / Data Screen:	-

Any LLFA Comments to LPA
The following matters as a minimum should be resolved pre-determination. Reason: Policy EN 14 - Where a culverted ordinary watercourse is indicated beneath the site, further investigation is required and the development proposal should account for its presence. We recommend the LPA should uphold Policy EN 14 due to the risk of collapse and flooding associated with inappropriate development around culverted watercourses. **The applicant must reach Approval on Table 1: Investigation and Table 2: Masterplanning.**

TABLE 1: INVESTIGATION

Item Required	Contained in submission	Approvable standard	Further information required:
1. Commission Data Screen:	N	N	
Use data from statutory asset register to scope investigation locations. No other source accepted.			
2. Meeting to agree investigation strategy with LLFA:	N	N	Standard comment: consult the survey specialist or geo-environmental engineer on the appropriate methodology.
Culvert access points known? Where culvert entry is possible, survey it using geolocating equipment (e.g. sonde/locator/GPS). **Culvert access points not known?** Where culvert entry is not possible, use intrusive dig-down (e.g. trial pit/slit trench). To be done crossing the culvert in perpendicular direction and to the maximum possible depth.			
3. Submit survey results: **Culvert found – the submission must contain:** • Investigation results. • Georeferenced route of culvert shown on site map. • Levels and dimensions of culvert. **Culvert not found – the submission must contain:** • Investigation results. • Mapped locations of the slit trenches/trial pits. • Written statement from project engineer explaining maximum achievable trial depth.	N	N	

TABLE 1 SCORE	
% Complete submission:	0%
% At approvable standard:	0%
When both 100%, move to **Table 2: Masterplanning**	

TABLE 2: MASTERPLANNING

Culvert Not Found: No Amendments Needed
Score Table 2 as 100% Approvable and move to **Approved**.

Culvert Found: Amended Masterplan Needed

Item Required	Contained in submission	Approvable standard	Further information required:
Layout showing: • Proposed development. • Culverted asset route, dimensions, levels. • Easement.	Y/N	Y/N	Standard comments: • We do not permit build-overs of culverted ordinary watercourses. • Proposed alterations to the culvert e.g. diversion or daylighting will be subject to Land Drainage Consent approval – see this link.
Technical note on easement containing: • Easement in accordance with minimum standards. • Written statement of confirmation from project engineer that the easement is appropriate to safeguard both foundations & culvert asset.	Y/N	Y/N	Standard comment: Design must comply with these minimum easement standards – see this link.

TABLE 2 SCORE	
% Complete submission:	xx%
% At approvable standard:	xx%
When both 100%, move to **Approved**	

LLFA Recommendation:	**Approved** /**Further information required (as detailed above).**