

Application details:	Application number: 142535/FO/2025 Proposal: Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works. Location: 140 Great Ancoats Street, Manchester, M4 6DU
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LLFA Comments 11/07/2025

The following Information has been considered:

Planning Portal uploads:	26/03/2025 – 03/07/2025
Further submission emails:	From: Lucy Harrison  Sent: 03 July 2025 13:16 To: Flood Risk Management  Subject: Fw: 142535 - Stocktons, 140 Great Ancoats Street
Pre-app advice / Data Screen:	04/10/2024 STO/M12/C/PRE

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: Use data from statutory asset register to scope investigation locations. No other source accepted.	N	N	
2. Meeting to agree investigation strategy with LLFA: 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.	Y	Y	Standard comment: consult the survey specialist or geo-environmental engineer on the appropriate methodology. The culvert has been accessed for survey.
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.	Y	N	The submission must contain: Investigation results. Georeferenced route of culvert shown on site map. Levels and dimensions of culvert.

TABLE 1 SCORE

% Complete submission:	66%
% At approvable standard:	33%
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:	Further information required (as detailed above).
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