

Application details:	Application number: 142986/VO/2025 Proposal: Erection of modular-built scout hut and community facility, including associated landscaping, providing a flexible space for youth and community activities (Class F.2). Location: Field Of Os South Of Claridge Road, Manchester.
-----------------------------	--

LLFA Comments 17/07/2025

The following Information has been considered:

Planning Portal uploads:	19/05/2025 – 30/05/2025
Further submission emails:	NA Call between Dez Jones and Laura Peacock to agree a deliverable scheme 17/07/2025 considered.
Pre-Application Advice:	NA

Any LLFA Comments to LPA

On the basis this is a pre-fabricated building for which the LPA will not be approving sectional plans showing FFLs as part of the Planning Permission, we recommend that the FFLs can be conditioned for agreement at CDN. Please note this approach should not be assumed appropriate for other Planning Applications.

We recommend that the culverted watercourse investigation should take place onsite in line with previous comments 09/06/2025. A template was provided for the investigation in our comments 09/06/2025. The LPA can consider the 09/06/2025 comments and make their decision on determining the application.

Condition 1: Prior to the commencement of the development hereby approved, an updated Flood Risk Assessment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Assessment of the the 1% + CC design flood event using Environment Agency Product 4 data.
- Corresponding Environment Agency Product 4 data package (including all tables and maps).
- If the 1% + CC event is not onsite according to Product 4, this should be clearly identified in the FRA. No design alterations will be required.
- If the 1% + CC event is onsite, the design must meet national guidance in the government standing advice. This includes raising floor levels a minimum of 300mm above the 1% + CC event. All supporting architectural section and layout plans should be updated if this is required.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Informative:

Culvert:

MCC records highlight that the underground Longford brook/Nico Ditch is located approximately on site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following

link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.