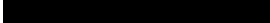


Application details:	Application number: 142535/FO/2025 Proposal: Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and 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-Application Advice:	04/10/2024 STO/M12/C/PRE

Any LLFA Comments to LPA

The application has been reviewed based on the additional information provided by the applicant (SHOOTERS BROOK PROPOSALS STO-REN-XXXX-RP-C-00003 REV: P01 and DRAINAGE STRATEGY STO-REN -XX-XX-RP-C-00002 REV P03).

The following matters as a minimum should be resolved pre-determination. Until these are resolved, we are unable to recommend conditions.

- The applicant's report indicates standard guidelines require a 13m culvert easement (6.5m from the centreline) for a culvert of this size and depth. However, their proposal only offers a 8m easement (4m from the centreline), which is non-compliant with their own referenced standard. Please provide clear justification for the current proposal, along with alternative options that were considered (e.g. alternative site and drainage layouts).
- Please provide justification for the upsizing of the culvert capacity for the diversion (proposed 1500mm x 1200mm box culvert) rather than a like-for-like replacement. Please

provide detailed hydraulic calculations for both the existing and proposed networks so that this can be fully assessed.

- Please provide foundation plans with zone of influence consideration. All proposed pile locations, diameters, and depths and reinforcement details need to be included.
- Please provide detailed engineering cross-sections at critical points along the proposed culvert alignment. These must clearly show dimensions, cover / invert levels, along with horizontal and vertical clearances between the culvert and all proposed foundation elements. This should include how the proposed diversion ties in upstream and downstream.
- Please provide full structural calculations for all proposed foundations, particularly detailing load transfer mechanisms, pile capacities, and the design of transfer foundations/beams where structures span over or are adjacent to the culvert.
- Please provide full structural design calculations for the proposed box culvert. These calculations should detail material specifications, wall and slab thicknesses, reinforcement and load bearing capacity.
- Please provide an Excavation and Temporary Works Plan. Plans detailing proposed excavation methods for basements and foundations, including any temporary works considering proximity/potential impact on the culvert.
- Please provide a comprehensive assessment and calculations of potential ground movements (settlement, heave, lateral displacement) induced by the proposed piling, excavation, and basement construction. This analysis must explicitly define and illustrate the zone of influence of the proposed foundations, demonstrating that predicted movements are within acceptable limits for the culvert's integrity and long-term performance for locations where the easement is less than 4m.
- Please provide a plan clearly indicating the exact extent of easements and any areas where easements are further reduced.
- Please provide a detailed plan outlining the proposed methods and points of access for future culvert maintenance, inspection, repair, and replacement within the reduced easement zones and around proposed structures. This should address how access will be maintained without impacting the integrity of the proposed buildings.
- Please provide a detailed risk register for the culvert, covering the operational life of the development. This register should explicitly document all identified risks. For example, the LLFA does not approve build-overs and one is proposed in the northern section, this presents a significant risk that must be clearly documented. A clear height zone is required to allow machinery in, in the event of rehabilitation/repair requirements.
- Please provide justification for the proposed surface water pumping station in the south of the site. The use of pumping within surface water drainage systems is by exception only. Currently the drainage layout states 'TBC' for all invert levels at the pumping station so it is unclear whether this is necessary or feasible.

If these requirements cannot be satisfied under the current proposals, an alternative proposal will need to be brought forward which secures the safety of the watercourse asset and the proposed buildings.