

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.
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LLFA Comments 09/06/2025**The following Information has been considered:**

Planning Portal uploads:	19/05/2025 – 30/05/2025
Further submission emails:	NA
Pre-Application Advice:	NA

Any LLFA Comments to LPA
The development is in Flood Zone 2 with a vulnerability classification of 'Less Vulnerable'. In accordance with the Flood Risk Assessment Guidance for Local Planning Authorities: The LPA should assess the FRA under the Standing Advice.

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

1. The following amendment to the FRA is required :

- Assessment of the estimated flood level for the Site including Product 4.
- Details of Finished Floor Levels set in accordance with Standing Advice.
- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures and access/escape plans in line with Standing Advice.

2. Our Asset register indicates a risk of culverted ordinary water course onsite.

Please refer to the attached requirements for further investigation and master planning regarding the culverted watercourse on site.

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>.