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**RE: Planning application 142535/FO/2025 consultation - 140 Great Ancoats Street**

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From Flood Risk Management [REDACTED]

Date Thu 08/05/2025 13:58

To Lucy Harrison [REDACTED]

Hi Lucy,

Please could the applicant clarify the surveyed diameter of the existing culvert on site, and whether the proposed culvert diversion is of the same diameter as the existing? The provided culvert survey drawing does not include diameter, if there are any further details from the culvert survey which can be provided this would also be helpful.

Please could the applicant also justify the chosen easement. An easement of 4m from the culvert centre point has been proposed; based on the easement guidance provided to the applicant (see table at [easement-local-practice.pdf](#)) this is insufficient for a culvert of 2650mm x 1500mm at a depth of 5.0-6.0m as indicated by the drainage layout. If the applicant wishes to proceed with this smaller easement, a statement from a structural engineer will be required to justify this.

Kind regards,

[REDACTED]  
**Engineer – Flood Risk Management**  
Highways Service  
Neighbourhoods Directorate  
Manchester City Council  
PO Box 532, Town Hall  
Manchester, M60 2LA

-----Original Message-----

From: [REDACTED]

Sent: 30 April 2025 11:26

To: Flood Risk Management [REDACTED]

Subject: Planning application 142535/FO/2025 consultation - 140 Great Ancoats Street

Please see attached consultation letter for application 142535/FO/2025.

Regards,

Information, Delivery & Support Team,  
Planning, Building Control & Licensing,  
Manchester City Council, P O Box 532, Manchester M60 2LA

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