

Application details:	Application number: 140374/FO/2024 Proposal: Erection of 1no. bungalow (Class C3) together with associated parking and landscaping. Location: Land Between Old Market Street And Grant Close, Blackley, Manchester, M9 8DX
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LLFA Comments 04/09/2024**The following Information has been considered:**

Planning Portal uploads:	26/06/2024 - 30/08/2024
Further submission emails:	NA
Pre-Application Advice:	NA

The development is in Flood Zone **1** with a vulnerability classification of **More Vulnerable**. In accordance with the Flood Risk Assessment Guidance for Local Planning Authorities:

The LPA should assess the FRA under the Standing Advice.

Condition: Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Finalised surface water drainage layout including all components, levels and connectivity.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- Maintenance and management plan.

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

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Informative:**Culvert:**

MCC records highlight that the underground **Lionfield Brook** is located within close proximity to the site (approximately **64** m to the **East** of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets.

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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>.