

Joshua Lee

From: Barry Bradley <bradleybuildingdesign@btopenworld.com>
Sent: 30 September 2024 11:56
To: Joshua Lee
Cc: 'Jeremy Bolchover'; 'AJ Estates'
Subject: RE: 140061/FO/2024 - 2 Ladybarn Crescent - Environment Agency objection

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Thanks Josh

Regards,

Barry

T: 01625 858244
M: 07989 326 039

From: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Sent: 30 September 2024 11:53
To: bradleybuildingdesign@btopenworld.com
Cc: 'Jeremy Bolchover' <jeremy@ajestates.co.uk>; 'AJ Estates' <admin@ajestates.co.uk>
Subject: RE: 140061/FO/2024 - 2 Ladybarn Crescent - Environment Agency objection

Hello,

Thanks for this – I shall pass onto my flood risk colleagues and the EA.

Thanks

Josh

Joshua Lee (he/him)
Assistant Planning Officer
Area Team

Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Telephone: 0161 219 2851
Email: joshua.lee@manchester.gov.uk
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From: Barry Bradley <bradleybuildingdesign@btopenworld.com>
Sent: Monday, September 30, 2024 11:50 AM
To: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Cc: 'Jeremy Bolchover' <jeremy@ajestates.co.uk>; 'AJ Estates' <admin@ajestates.co.uk>
Subject: RE: 140061/FO/2024 - 2 Ladybarn Crescent - Environment Agency objection

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Hi Joshua,
Please see the update FRA.
The strategy is that ground levels are not being raised and the building will be designed in such a way that it will be allowed to flood and as such, flood compensation measures are therefore not required.
We would rather not have a pre commencement condition to discharge.
Thanks
Regards,

Barry

T: 01625 858244
M: 07989 326 039

From: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Sent: 23 September 2024 12:07
To: Barry Bradley <bradleybuildingdesign@btopenworld.com>
Subject: 140061/FO/2024 - 2 Ladybarn Crescent - Environment Agency objection

Hello,

The Environment Agency has objected to the proposed development

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to sufficiently address:

- *Flood storage compensation*

Furthermore, the FRA states on Page 12 that the western side of the site is within Flood Zone 3b. Clarification should be provided on why the western side of the site is considered to be within Flood Zone 3b, including reference to the Places for Everyone Strategic Flood Risk Assessment.

I have attached the full objection letter for further details.

Can you please provide an updated FRA as soon as practicable.

Thanks

Josh

Joshua Lee (he/him)
Assistant Planning Officer
Area Team

Planning, Building Control and Licensing

Growth and Development
Manchester City Council
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