Application details:	**Application number**: 140662/FH/2024 **Proposal**: Erection of a two-storey side and single-storey rear extension to provide additional living accommodation. **Location**: 55 Beverly Road, Manchester, M14 6TH.

LLFA Comments 17/09/2024

The following Information has been considered:

Planning Portal uploads:	31/07/2024 - 14/08/2024
Further submission emails:	From: Joshua Lee <Joshua.Lee@manchester.gov.uk> Sent: Thursday, September 5, 2024 9:04 AM To: Flood Risk Management <floodriskmanagement@manchester.gov.uk> Subject: RE: Planning application 140662/FH/2024 consultation - 55 Beverly Road
Pre-Application Advice:	NA

Any LLFA Comments to LPA
We accept this application based on the previously accepted planning application (138046/FH/2023). We recommend the finished floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level), If floor levels cannot be raised in line with Standing Advice, you should implement flood resistance and resilience measures in accordance with Standing Advice. **We have no further comments, and this application can be approved with no condition.**

Informative:

Culvert:

MCC records highlight that the open channel Willow Brook is located within close proximity to the site (approximately 15 m to the North 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. 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.