

Application details:	Application number: 140061/FO/2024 Proposal: Erection of single storey building to form 5 garages associated with adjoining flats. Location: 2 Ladybarn Crescent, Manchester, M14 6UU
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LLFA Comments 21/10/2024

The following Information has been considered:

Planning Portal uploads:	20/05/2024 - 03/09/2024
Further submission emails:	From: Joshua Lee <Joshua.Lee@manchester.gov.uk> Sent: 30 September 2024 11:54 To: Remya Raveendran Sobhana <Remya.RaveendranSobhana@manchester.gov.uk> Subject: RE: Planning application 140061/FO/2024 consultation - 2 Ladybarn Crescent.
Pre-Application Advice:	NA

Any LLFA Comments to LPA

We accept that it is not feasible to raise FFL for this proposal (garage) therefore the standing advice requires resistance resilience measures needed to be incorporated. This is required as the government guidance do not differentiate between habitable and non-habitable buildings.

The submission does not yet address the resistance resilience measures.

Please see this link 'Extra resistance and resilience measures section' : [Preparing a flood risk assessment: standing advice - GOV.UK](#).

Therefore, the below condition is recommended.

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

- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures in line with Standing Advice.

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 [Ley Brook](#) is located within close proximity to the site (approximately [33](#) m to the [South](#) 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>.