

Application number: 134069/FH/2022

Proposal: Erection of single storey side and rear extension to provide additional living accommodation.

Location: 59 Finchley Road, Manchester, M14 6EN

LLFA Comments 10 November 2022

The information in the following email has been considered:

From: Tracie Simpson <tracie.simpson@manchester.gov.uk>

Sent: 01 November 2022 08:56

To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Cc: Laura Peacock <Laura.Peacock@manchester.gov.uk>

Subject: Fw: Re: Pre-commencement conditions for application 134069/FH/2022

We have no further comments and recommend that the application can be APPROVED.

We recommend that the FRA should be uploaded to the Planning Portal.

We recommend that the following Informative is included in the Decision Notice:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

MCC records highlight that an underground main river is located within close proximity to the site (approximately 55m 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 MCC underground 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 should be contacted immediately.