

Application details:	Application number: 142535/FO/2025 Proposal: Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works. Location: 140 Great Ancoats Street, Manchester, M4 6DU
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LLFA Comments 07/11/2025

The following Information has been considered:

Planning Portal uploads:	26/03/2025 – 13/10/2025
Further submission emails:	From: Adam Buxton [REDACTED] Sent: 01 October 2025 09:05 To: Lucy Harrison [REDACTED] Andrew Bickerdike [REDACTED] [REDACTED] [REDACTED] [REDACTED] Subject: RE: Stocktons - Shooters Brook From: Adam Buxton [REDACTED] Sent: 10 October 2025 10:32 To: Lucy Harrison [REDACTED] [REDACTED] [REDACTED] Subject: FW: Stocktons - Shooters Brook From: Adam Buxton [REDACTED] Sent: 05 November 2025 16:08 To: Lucy Harrison [REDACTED] Cc: Andrew Bickerdike [REDACTED] [REDACTED] [REDACTED] [REDACTED] Subject: RE: 142535 - 140 Great Ancoats Street
Pre-Application Advice:	04/10/2024 STO/M12/C/PRE & Teams Meeting 01/10/2025.

Any LLFA Comments to LPA

The culvert strategy was agreed with the applicant during the Teams meeting held on 01/10/2025, based on the additional information provided during the meeting. This additional information has now been provided alongside the application.

The culvert masterplan has been subject to feasibility checks including survey scrutiny and supporting evidence that the proposed easements & foundations are appropriate. The culvert masterplan **STO-REN-XX-XX-DR-C-01152 P03** is now suitable for approval as an agreed masterplan

and the culvert design can now progress to detailed design, which will need to be undertaken as part of the Land Drainage Consent process. Prior Land Drainage Consent is required from Manchester City Council as Lead Local Flood Authority before construction.

Condition 1: Prior to the commencement of culvert diversion works, a final Culvert Diversion Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan shall be prepared in accordance with principles of drawing STO-REN-XX-XX-DR-C-01152 P03 and shall be supported by the following information:

Evidence of prior land drainage consent from Manchester City Council as Lead Local Flood Authority for the proposed culverted ordinary watercourse diversion.

Evidence of prior land drainage consent from Manchester City Council as Lead Local Flood Authority for the proposed creation of access into, and desilting/re-conditioning of, the north-eastern section of the culvert.

Details of the survey and reconditioning of the north-eastern section of the culvert.

A finalised detailed design layout of the proposed culvert strategy showing all components, sizes, levels, access chambers, and connectivity, including finalised easement details.

Finalised detailed design drawings of foundation sections, showing all components, levels, easements, and zones of influence.

The development shall thereafter be carried out in full accordance with the approved final Culvert Diversion Masterplan.

Reason: To ensure safe development through appropriate consideration of culverted watercourse assets. This condition is imposed in light of local policy EN14.

Condition 2: Prior to the commencement of the development hereby approved, detailed design of the surface water drainage scheme in accordance with the principles set out in STO-REN-XX-XX-RP-X-00002 Rev P03, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

A finalised drainage layout showing all components, outfalls, levels and connectivity.

Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.

Where a public sewer diversion or abandonment is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.

Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.

A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

Construction details of flow control and SuDS elements.

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).

A feasibility assessment and engineering details of the Green / Blue Roofs.

Evidence that the method statement for the demolition has accounted for the presence of the culverted Shooters Brook through the site, and that the proposed demolition works will not compromise the integrity of the culvert.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Condition 3: Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by **Condition X, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:**

Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of **Condition X**.

Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

Informative:

Land Drainage Consent:

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> .