

Application details:	Application number: 142222/FO/2025 Proposal: Extension to administrative suite to provide classrooms, extension to entrance, re-roofing works and provision of mini-bus arrival drop off, car and mini-bus parking and the provision of additional overspill and events parking Location: Bridge College, Whitworth Street, Manchester, M11 2GR
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LLFA Comments 17/06/2025

The following Information has been considered:

Planning Portal uploads:	21/02/2025 – 09/06/2025
Further submission emails:	N/A
Pre-Application Advice:	N/A

Any LLFA Comments to LPA

The following matters should be resolved pre-determination. Until these are resolved, we are unable to recommend conditions.

1. FRA:

The footprint of the extension is >250m² (above the threshold for assessment as a minor extension). This is shown on drawing 0396-WSA-ZZ-ZZ-DR-A-1601 S4 P06.

As the site is in Flood Zone 3 with 'more vulnerable' classification, in accordance with the Standing Advice for LPAs, **the LPA should consult the Environment Agency on the FRA for this proposal before determining the application.** We do not need to see the result of this consultation.

The design team have resolved this previously.

2. Assets onsite:

The Clayton Brook culvert is indicated to cross the site (south-eastern area of site). To ensure the proposed development and the existing culvert are protected from damage and flood risk, the exact route of the culvert must be determined to show the proposal is safe.

Please refer to the attached requirements for further investigation and masterplanning regarding the culverted watercourse on site.

The two proposed extensions lie within the footprint of the existing building.

The Clayton Brook Culvert did not affect the construction of the existing building – there is no reference made to the finding or location of Clayton Brook in Civic Engineers archive folders from the time of design and construction of the existing building, circa 2011. Since the proposed

extensions are within the same building footprint, Clayton Brook Culvert is far enough away that it will not affect the new construction.

Historical maps of the area from the National Library of Scotland have been researched by Civic and there is no mention of Clayton Brook Culvert. WSA have found an online map showing Clayton Brook in relation to the existing building. This is shown below and indicates that the water course is far from the existing building footprint and it therefore will not affect the proposed extensions.

