

Application details:	Application number: 145297/FO/2026 Proposal: Erection of a 3/4 storey building to provide 8no. two-bedroom apartments, with access, informal amenity space, landscaping and associated works Location: Land At 404 Wilbraham Road, Manchester, M21 0SD.
-----------------------------	---

LLFA Comments 18/03/2026

The following Information has been considered:

Planning Portal uploads:	02/03/2026 – 04/03/2026
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA
The proposed development is situated within Flood Zone 1: however, the flood map indicate that it is susceptible as being surface water flooding during both 1 in 30 – year and 1 in 100 - year return period event.

The proposal seeks full planning permission for the construction of a new residential building on land at 404 Wilbraham Road, Chorlton, Manchester. The development comprises eight two-bedroom self-contained apartments, arranged as two units per floor across the lower ground, ground, first and second floors.

The scheme includes the provision of access arrangements, informal amenity space, landscaping, and other associated works necessary to support the residential use of the site. The development is intended to make efficient use of previously developed land and contribute to local housing supply while providing high-quality accommodation within a sustainable location.

Condition 1: Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Hydraulic calculations of the proposed drainage system, including all design parameters. 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.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- 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).
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.

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 2: 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.