Application details:	**Application number**: 144830/FO/2025 **Proposal**: Erection of 50 x 2-storey dwellinghouses with associated car parking and landscaping. **Location**: Former Levenshulme Cricket Club, Elsa Road, Manchester, M19 3JE

LLFA Comments 24/02/2026

The following Information has been considered:

Planning Portal uploads:	23/12/2025 – 12/02/2026
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA

The north-western area of the site is shown to be affected by surface water flooding in the 1 in 30-year and 1 in 100-year events. The Flood Risk Assessment and Drainage Strategy (EFM-AJP-XX-00-RP-C-3000) provides FFLs for the proposed development; however, the FRA does not confirm the estimated surface water flood level on site for comparison.

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

- The FRA must confirm that the FFLs will be a minimum of 150mm above the estimated flood level.

Informative:
The current surface water drainage strategy includes oversized surface water pipes beneath the highway within the proposed development. The applicant should be aware that for eventual condition discharge, evidence will be required either that the oversized pipes are to be adopted by United Utilities or, if they are not to be adopted by UU, evidence of approval from the Local Highways Authority for the oversized pipes to be located beneath adopted highway. The applicant may wish to consider alternative additional attenuation volume on site instead of oversized pipes if the above is deemed prohibitive.