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 19/05/2026

The following Information has been considered:

Planning Portal uploads:	23/12/2025 – 09/04/2026
Further submission emails:	**From:** Katie Raw [redacted] **Sent:** 24 April 2026 14:10 **To:** Flood Risk Management [redacted] **Subject:** FW: 144830/FO/2025- Former Levenshulme Cricket Club FURTHER INFO FOR LLFA REVIEW
Pre-Application Advice:	-

Any LLFA Comments to LPA
The updated Flood Risk Assessment (EFM-AJP-XX-00-RP-C-3000 vP02, dated 15/04/2026) should be marked as an Approved Document and **the proposal should be constructed in accordance with the FFL recommendations in the Flood Risk Assessment**. The Drainage Strategy & Flood Risk Assessment document (EFM-AJP-XX-00-RP-C-3000 vP02, dated 15/04/2026) states that "*attenuation will be provided via the drainage network itself, raingardens and an attenuation basin located immediately upstream of the flow control chamber*." The proposed drainage strategy subsequently discounts the inclusion of raingardens/attenuation basins, instead proposing permeable paving, below-ground attenuation and oversized pipes. The applicant should aim to better mimic the natural greenfield characteristics of the site through the use of green SuDS features.

<u>Condition 1:</u> Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, 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.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Progression through the drainage hierarchy must be evidence based and supported by site investigation of the connectivity of the existing 150mm surface water sewer (referenced as node 3309 to 4200).
- Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.
- 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. Proposals of attenuation should achieve half drain time within 24 hours.
- 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).
- Evidence 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 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.

<u>Condition 2:</u> 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.