MANCHESTER CITY COUNCIL

Mr Stuart Ellis
Kellen Homes
1st Floor, 103 Dalton Avenue,
Birchwood Park,
WA3 6YF

Manchester City Council
Flood Risk Management Team
Capital Programme Division
Corporate Services Department
PO Box 532
Town Hall
Manchester
M60 2LA
Contact:
Tel:
Fax:
Email:

Our ref: MOU-M18-A-LDC
Date: 13/02/2025 Your ref: MOU-M18-A-LDC

Dear Sir/Madam

Re : Construction of a new surface water manhole with new 375mm surface water outfall connection (limited to 40.4l/s) on the existing culverted watercourse (Nico Ditch) to serve the proposed Mount Road development. Works at the footpath opposite the junction of Matthew Lane and Mount Road, SJ 88171 94855.

Thank you for your application for Ordinary Watercourse Land Drainage Consent received by Manchester City Council on 06/06/2024.

I confirm that your proposals for the permanent works are acceptable to Manchester City Council. I enclose consent number MOU-M18-A-LDC issued under Section *23* of the Land Drainage Act 1991.

Please notify this authority no less than seven days before commencement and upon completion of the works, via the contact details above, quoting the above consent number for reference.

Yours faithfully,

T.Mawdsley

Thomas Mawdsley
Engineer – Flood Risk Management
Lead Local Flood Authority

Ordinary Watercourse Land Drainage Consent

Land Drainage Act 1991

Name: Mr Stuart Ellis, Kellen Homes, 1st Floor, 103 Dalton Avenue, Birchwood Park, WA3 6YF.

Consent applying to: Construction of a new surface water manhole with new 375mm surface water pipe connection (limited to 40.4l/s) on the existing culverted watercourse (Nico Ditch) to serve the proposed Mount Road development. Works at the footpath opposite the junction of Matthew Lane and Mount Road, 388162394854.

Consent Number: MOU-M18-A-LDC

Planning application number: 138788/FO/2023

Effective from: 13/02/2025

Introduction

Land Drainage Consents are required by virtue of the Land Drainage Act 1991. The following activities on an Ordinary (non-main) Watercourse require Local Authority Consent:

Under Section 23 of the Land Drainage Act 1991

- The erection or alteration of any mill dam, weir or other like obstruction to the flow of any watercourse.
- The erection or alteration of any culvert that would be likely to affect the flow of any watercourse.

Under Sections 17 and 20(2) of the Land Drainage Act 1991

- Any drainage works carried out by a local authority against flooding in connection with any watercourse.

Under Section 61F Land Drainage Act 1991 (Inserted by Schedule 22 Environment Act 1995)

- The operation of any drainage works, under the control of any Internal Drainage Board or local authority, so as to manage the level of water in a watercourse for the purposes of facilitating spray irrigation.

Note

Consent under the above legislation is required irrespective of whether the works are permanent or temporary.

Contraventions

In relation to Ordinary Watercourses, the Council can under Section 24 of the Land Drainage Act 1991 serve a legal notice requiring the person to abate the nuisance within a specified time. Failure to abide by such a notice can result in Manchester City Council carrying out the necessary remedial work and seeking to recover costs.

MANCHESTER CITY COUNCIL

Land Drainage Act 1991

Land Drainage Consent

Control of works affecting watercourses and/or flood defences

Consent number: MOU-M18-A-LDC

To: Mr Stuart Ellis, Kellen Homes

Manchester City Council, in exercise of its powers under Section 23 of the Land Drainage Act 1991 and subject to the conditions attached, hereby grants its consent in relation to the works or operations described in this Consent.

Watercourse: Nico Ditch
Location: Footpath opposite the junction of Matthew Lane and Mount Road.
Map reference: SJ 88171 94855

Description of works: Construction of a new surface water manhole with new 375mm surface water pipe connection (limited to 40.4l/s) on the existing culverted watercourse (Nico Ditch) to serve the proposed Mount Road development.

as detailed on plans and sections:

- 30571_1_1D_Highway And Drainage Layout
- 30571_1_1F_Highway And Drainage Layout
- 30571_1_2C_Highway And Drainage Layout
- 30571_3_1 Long Sections
- 30571_3_2A_Long Sections
- 30571_3_3 Long Sections
- 30571_3_4 Long Sections
- 30571_3_5A_Long Sections
- 30571_3_6A_Long Sections
- 30571_3_7 Long Sections
- 30571_5_1B_Surface Water Manhole Schedules
- 30571_6_1C_Foul Water Manhole Schedules
- 30571_6_2A_Foul Water Manhole Schedules
- 30571_6_3A_Foul Water Manhole Schedules
- Kellen Homes Ltd_Matthews Lane_Manchester_Completed CCTV Report
- Mount Road – PDF
- Plan
- ST25 Cards
- TM - footpath diversion
- V2 - Sewer Connection (S1) MS - WPI

Manchester City Council does not accept any responsibility for the design and construction of the works referred hereto and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

This Consent shall come into effect on 13/02/2025.

Signed on behalf of Manchester City Council,

T.Mawdsley

Thomas Mawdsley
Engineer – Flood Risk Management
Lead Local Flood Authority
E-mail: Floodriskmanagement@manchester.gov.uk

Date of signing: 13/02/2025

Conditions

This consent is granted with the following conditions:

1. **General**

1.1. It is the applicant's responsibility to obtain any consent/permission of any owners and occupiers that may be affected by the works. This consent does not remove the applicant's necessity to obtain other licenses, consents, approvals or permissions (including planning permission) which may be required by law or in order to comply with any duties or responsibilities for conservation of protection of the environment.

1.2. Works should be arranged to ensure there is no increase in flood risk to third parties.

1.3. Manchester City Council does not accept any responsibility for the design and construction of the works that are the subject of this Consent and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

1.4. Any amendments or changes to the information provided must be consented by Manchester City Council for approval.

1.5. Work must be carried out in accordance with Governments Pollution Prevention Guidelines, please see the following link;

- https://www.gov.uk/guidance/pollution-prevention-for-businesses

1.6. Should any pollution problems occur on site, the Environment Agency must be informed immediately (0800 807060).

1.7. Upon completion of the works:

- All debris and surplus materials must be removed from the site of the works and the banks left in a stable condition.
- The banks and/or the bed of the watercourse where disturbed shall be restored to the reasonable satisfaction of the LLFA.
- Notice in writing must be given immediately by the applicant to the LLFA upon completion of the works.
- As built drawings and evidence of the work must be provided to the LLFA within 28 days of completion.

1.8. This approval shall not detract from the powers of control available to Manchester City Council as LLFA under Land Drainage Act 1991 Section 24 & 25 – dealing with obstructions and maintenance of flows in watercourses should future need arise.

1.10. This Consent does not confer any rights of entry or rights over property.

2. **Timing**

2.1. Seven days notice of intention to commence works must be given to Manchester City Councils Flood Risk Management department

2.2. The construction of the works described in this consent must be completed within 12 months from the date of issue of this consent. Works not completed within this time and/or any additional works will require consent.

3. Construction / Temporary works

3.1. Wet concrete must not be released into the watercourse because of the adverse impact.

3.2. Material used for backfilling must be inert and not contain any material that could potentially leach out into the watercourse.

3.3. There may be stated restriction(s) on working periods because of bird activity (including nesting)

3.4. There may be stated restriction(s) on working periods because of specific flora.

3.5. Netting and other arrangements must be used to ensure that debris does not fall into the watercourse.

3.6. No excavated material or debris arising from the construction of the works shall be disposed of on the site without the prior approval of Manchester City Council.