George Ruffley

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 13 February 2025 11:42
To: Stuart Ellis
Subject: MOU-M18-A-LDC: Mount Road, Manchester
Attachments: MOU-M18-A-LDC Construction compliance letter.docx; MOU-M18-A-LDC MCC LDC Approval Letter.pdf

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Good morning Stuart,

Thank you for your application for Land Drainage Consent.

Please see our attached approval (subject to the conditions attached) and construction compliance letter. Please notify this authority no less than seven days before commencement and upon completion of the works.

Once construction has been completed, please return the attached compliance letter with as-built drawings within 28 days of completion.

Kind regards,

Tom Mawdsley
Engineer – Flood Risk Management
Highways Service
Neighbourhoods Directorate
Manchester City Council
PO Box 532, Town Hall
Manchester, M60 2LA

Fro [redacted]
Sent: 22 January 2025 11:58
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

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Hi Owen,

Sorry to chase but could you please provide an update on this?

Kind Regards

KELLEN HOMES

[redacted]



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From: Stuart Ellis
Sent: 13 January 2025 13:45
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

Hi Owen,

Can you please confirm?

Kind Regards

KELLEN
HOMES

[redacted]



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From: Stuart Ellis
Sent: 10 January 2025 11:34
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

Hi Owen,

Please can you confirm that you have all of the required info now?

Kind Regards

KELLEN HOMES

[redacted]



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From: Stuart Ellis
Sent: 17 December 2024 11:02
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

Thanks Owen.

Temporary works for point 2 attached.

I’ll send over point 1 in a separate email

Kind Regards

KELLEN HOMES

Stuart Ellis | Engineer | Kellen Homes Limited
[redacted]



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From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 17 Dece[redacted]
To: Stuart Ellis
Subject: RE: M[redacted]- MOU-M18-A-LDC

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Good morning Stuart,

Thank you for the attached email.

Providing GMYF will be responsible for all future maintenance on the newly installed manhole (S1), this approach will be sufficient.

Please can you provide the further information requested within points 1 and 2.

Once received we will comment accordingly, thank you.

Kind regards,

Owen Beddow
[redacted]

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA

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From: Stuart Ellis [redacted]
Sent: 11 December 2024 13:45
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

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Hi,

With regard to point 3 will the attached suffice?

Kind Regards

KELLEN HOMES

Stuart Ellis | Engineer | Kellen Homes Limited

[redacted]



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From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 22 November 2024 12:02
To: Stuart Ellis [redacted]
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

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Good afternoon Stuart,

Thank you for providing the additional information.

Please see our comments below for your consideration:

1. Submitted drawing no. 30571/3/7 (long sections, sheet 7), indicates the proposed ground level to be 61.066m, and S1 Cover level to be 61.500. Can the developer please confirm if this is correct? We would expect the cover level to be set at ground level.
2. The developer will need to confirm any temporary working arrangements for the installation of manhole S1, the submitted method statement currently does not provide any.
3. Landowner agreement, the submitted method statements states; "The owner of the existing pipe will visit the site and check the works, once approved, backfill material will be placed around the manhole and adequately compacted". Can you please provide the landowners approval in writing; an email agreement will suffice.

Please can you provide the additional information/clarity on the above points.

Kind regards,

Owen Beddow
Flood Risk Management Engineer
Neighbourhoods Directorate
Web: http://www.manchester.gov.uk
POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA

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From: Stuart Ellis [redacted]
Sent: 03 October 2024 14:40
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: Mount Road, Manchester - Discharge - MOU-M18-A-LDC

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Hi,

I was just wondering if you could provide me with an update please?

Kind Regards

Stuart Ellis | Engineer | Kellen Homes Limited
[redacted]

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From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 10 September 2024 11:43
To: Stuart Elli[redacted]r
Subject: Auto[redacted]r - Discharge - MOU-M18-A-LDC

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Thank you for contacting Flood Risk Management Team (LLFA). Your enquiry has been received and will be processed as below.

Service Response Times:

Planning Consultation:
New planning notifications from planning@manchester.gov.uk – 21 days
Reviews of further CDN submission via Case Officer – 7 days
Pre-Application advice – 14 days

Land Drainage Consent:
Decision in statutory 2 month time frame

All Other Enquiries:
21 days

Kind Regards,
Flood Risk Management Team (LLFA)

floodriskmanagement@manchester.gov.uk
Highways Service
Neighbourhoods Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA
Web: http://www.manchester.gov.uk

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