Application details:	**Application number:** PLA-2026-000312 **Description:** Erection of three interconnected blocks (T1, T2 and T3) of 8, 10 and 38 storeys including ground, plus basement and plant, comprising purpose-built student accommodation with ancillary internal amenity space (Sui Generis) together with flexible commercial uses (Use Class E); landscaping works, highways, access, servicing, infrastructure and other associated works. **Location:** Charles Street Multi-Storey Car Park Plot H Sister Charles Street Manchester M1 7AR

LLFA Comments 07/07/2026

The following Information has been considered:

Planning Portal uploads:	13/05/2026 – 15/05/2026
Further submission emails:	-
Pre-Application Advice:	CHA/M1/A/PRE

Any LLFA Comments to LPA

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

- Confirmation that the proposed design (including proposed foundations and cross-sections) and masterplan (including the proposed easements/proposed build-overs) are appropriate to avoid over-loading of the culvert, and to ensure the ongoing safety of the culvert and proposed buildings.
- Confirmation that the proposed bored piling foundations strategy is appropriate to prevent damage to the culvert.
- Confirmation that the applicant's proposals will allow them to rehabilitate the culvert in the future should repairs be required. It should be confirmed whether future culvert repairs can be undertaken based on the proposed build-overs without posing structural risks to the buildings.
- The Drainage strategy states 'A United Utilities-owned culvert is known to run beneath the site' however the culvert is an ordinary watercourse and is therefore the responsibility of the riparian owner.

The drainage strategy discounts infiltration SuDS due to the presence of the culvert on site however green SuDS can still be implemented as long as they are designed to protect the structural integrity of the culvert and manage runoff safely without causing the culvert to flood or collapse.

Informative:

Culvert:

MCC records highlight that the underground Shooters Brook is located the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.