Application details:	**Application number**: 144791/FO/2025 **Proposal**: Phased development comprising:, (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and, (b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works. **Location**: Weston Student Halls And Pendulum Hotel , 78 Sackville Street, Manchester, M1 3BB

LLFA Comments 08/10/2026

The following Information has been considered:

Planning Portal uploads:	16/12/2025 – 01/10/2026
Further submission emails:	**From:** Jennifer Atkinson [redacted] **Sent:** 30 January 2026 12:19 **To:** Flood Risk Management [redacted] **Subject:** Re: Planning application 144791/FO/2025 consultation - Weston Student Halls And Pendulum Hotel (EA Comments – dated 07 January 2026) **From:** Jennifer Atkinson [redacted] **Sent:** 08 October 2026 13:53 **To:** Flood Risk Management [redacted] **Subject:** Re: Planning application reconsultation - 144791/FO/2025 (EA Comments – dated 24 August 2026)
Pre-Application Advice:	N/A EIASCO/25/009

Any LLFA Comments to LPA
The updated Environment Agency comments (dated 24 August 2026) on this application have withdrawn their previous objection. The EA have recommended a condition requiring the development to be carried out in accordance with the submitted flood risk assessment, and the details of FFLs and compensatory storage contained therein. The Flood Risk Assessment should be marked as an Approved Document and the proposal should be constructed in accordance with the FFL/PFR recommendations in the Flood Risk Assessment.

<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:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the main river, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) via the proposed blue/green roof, swales, raingardens and permeable paving.
- Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment by reducing to Greenfield runoff rates.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- 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. This must include an assessment of River Medlock surcharging scenarios, and all interactions between Phase A and B.
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
- 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 feasibility assessment and engineering details of the Green / Blue Roof.
- 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).
- A finalised surface water drainage phasing strategy. This must illustrate that the temporary drainage system can operate independently, and include arrangements for the transition from Phase A to Phase B. Where an application is proposed in phases, it is essential that subsequent phases do not compromise the drainage scheme already approved or installed.

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.

Condition 2: 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.

Informative:

Culvert:

MCC records highlight that the underground Shooters Brook is located within close proximity to the site (approximately 30 m to the north of 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.