

## Lead Local Flood Authority Planning Application response

Lead SCC Officer	Hannah Hogan
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Demolition of existing structures and the installation of a new rollercoaster and associated buildings at Alton Towers, Farley Lane
Planning application reference	SMD/2016/0315
Type of application	Full
Date consulted	01/06/2016
Date of response	22/06/2016

### Disclaimer

This response is made by the County Council in its capacity as a Lead Local Flood Authority as a statutory consultee. As a Lead Local Flood Authority we respond to Planning Applications where resources allow and considering where development has the greatest ability to affect flood risk.

These comments should be taken as general comments on flood risk and drainage only. A detailed review of any technical methodology and results has not been undertaken by the Council. Liability for such technical work therefore rests with organisation(s) who have undertaken the said work.

### General observations/ local flooding information

Flood Zone	Flood Zone 1
Surface water risk	Yes, flow path shown on updated Flood Map for Surface Water affects site
Past flooding	None recorded by SCC  Our information about past flooding is based on data that the Flood Risk Management team holds. Where other authorities (such as LPAs) have been made aware of issues, we cannot guarantee they have passed this information on to us.
Watercourse within 5m of site	None within proximity to ride
Other observations	Log flume lake to be removed, currently drained since ride closure.



## RESPONSE

Thank you for consulting us on this planning application, our response is as follows:

### **Advice to LPA**

The current site includes a redundant lake (drained 2015) and the 450mm drain-down pipe from the adjacent Congo River Rapids ride is to be diverted downstream of the proposed ride into a nearby lake at Mutiny Bay.

Although the current drainage strategy is infiltration based, there is also an alternative attenuation drainage strategy, in case soakaway testing identifies local ground conditions to be unsuitable for infiltration drainage techniques.

Therefore, we have no objection to the proposal, and we would advocate the following condition to be imposed on any planning permission granted:

### **Staffordshire County Council Flood Risk Management position**

#### **Condition**

The development hereby permitted shall not be commenced until such time as a scheme for the provision of surface water drainage works, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

#### **Reason**

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

#### **Informative**

Any outflow from the site must be limited to the maximum allowable rate i.e. greenfield site run-off (*average figure taken for a mean annual greenfield site run-off rate is 5 l/s/ha*) and the system must deal with the surface water run-off from the site on site up to the critical 1% Annual Probability of Flooding (i.e. 1 in a 100-year flood) event, with an 30% allowance for climate change, supported by an indication of the future maintenance of the drainage system.

Please contact: Hannah Hogan, Flood Risk Planning & SuDs Officer via e-mail on [hannah.hogan@staffordshire.gov.uk](mailto:hannah.hogan@staffordshire.gov.uk) or via telephone: 01543 334583 if you would like to discuss this response.

Please contact us on [flood.team@staffordshire.gov.uk](mailto:flood.team@staffordshire.gov.uk) if you have any queries about this response.

