Canal & River Trust

15 February 2017

Rachael Simpkin
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our Ref CRTR-PLAN-2017-21736
Your Ref SMD/2016/0561

Dear Ms. Simpkin,

Proposal: Outline planning application with all matters reserved (except for access) for demolition of existing buildings and replacement with a detached bungalow
Location: Coltslow, Stanley Moss Lane, Stoke on Trent

Waterway: Caldon Canal

Thank you for your consultation.

The Canal & River Trust (the Trust) is the guardian of 2,000 miles of historic waterways across England and Wales. We are among the largest charities in the UK. Our vision is that "living waterways transform places and enrich lives". We are a statutory consultee in the development management process.

The Trust has reviewed the application. This is our substantive response under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

On the basis of the information available our advice is that suitably worded **conditions are necessary** to address the following matters. Our advice and comments are detailed below*:*

Drainage
The application form indicates that surface water from the site will discharge to an existing watercourse, which appears likely to be the Stanley Feeder Channel approximately 25m to the north of the site, which conveys a water supply from Stanley Reservoir to the Caldon Canal. As no further information is provided to confirm the intended drainage arrangements and no detailed design for the drainage strategy is available, we would ask that it is secured via a planning condition, and that we are consulted on any details submitted to discharge such a condition.

We would further comment that the Applicant should contact the Canal & River Trust to establish whether any consents will be required to discharge to the feeder channel. Given the role of this

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watercourse as the means of conveying water to the Caldon Canal, it is important that any new discharges to it are attenuated to appropriate rates.

Condition
No development shall take place until a detailed scheme for the disposal of surface water from the development has first been submitted to and agreed in writing by the Local Planning Authority. If any discharge to the Stanley Feeder Channel is proposed, the scheme shall include details of any measures necessary to attenuate discharges into the channel to appropriate rates. The development shall thereafter only be carried out in accordance with the agreed details and the scheme shall be fully implemented prior to the occupation of the dwellings.

Reason
To ensure that surface water from the site is disposed of in a safe and appropriate manner and minimises the risk of flooding of adjoining land, and does not impede the operation of the Stanley Feeder Channel in supplying water to the nearby Caldon Canal, and to comply with Policies SD4-Pollution and Flood Risk and DC1- Design Considerations of the adopted Staffordshire Moorlands Core Strategy 2014 and the advice and guidance contained in the National Planning Policy Framework (NPPF). It is necessary to agree these details before development commences in order to ensure that the approved surface water drainage arrangements can be properly integrated within the development.

Should planning permission be granted we request that the following informative is appended to the decision notice:

If any surface water is proposed to be discharged from the site to the nearby Stanley Feeder Channel, the applicant/developer is advised to contact the Canal & River Trust Utilities Team in order to establish whether any consents are required from the Trust. Please contact Philippa Walker, Utilities Team Leader at philippa.walker@canalrivertrust.org.uk or on 07889 051930 in the first instance.

For the Trust to effectively monitor our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

If you have any queries please contact me, my details are below.

Yours sincerely

Ian Dickinson MRTPI
Area Planner (East and West Midlands)
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