Williams, Karen

From: Planning Comments (SMDC)
Subject: FW: FRM Planning - SMDC - Alton - SMD/2018/0144 - Change of use from a dwelling house to residential institution at Croft House, Station Road - FRM Response
Attachments: E_549750.DOC

From: Flood Risk Management Team [mailto:flood.team@staffordshire.gov.uk]
Sent: 27 April 2018 10:33
To: Planning (SMDC)
Subject: FW: FRM Planning - SMDC - Alton - SMD/2018/0144 - Change of use from a dwelling house to residential institution at Croft House, Station Road - FRM Response

FAO James Stannard

Good morning James,

Thank you for consulting us on the above application. As non-statutory consultees we offer the following comments in good faith:

The site is not within the uFMfSW 1 in 100 year outline and there are no recorded flooding hotspots within 20m. There is an Ordinary Watercourses within 5m, however, there appears to be no building works planned which will affect the watercourse. As there will be no change to the impermeable area, there will be no change to the surface water runoff generated by the site.

The site is within the uFMfSW 1 in 1000 year outline, indicating low risk of surface water flooding. The applicant may therefore wish to consider flood resilience measures to the building. The Flood Team have no further comments to offer on this application.

The site is within the Environment Agency Flood Zone 3, indicating risk of fluvial flooding from the River Churnet (Main River). As the EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms.

Staffordshire County Council

Kind regards

Flood Risk Management Team, Staffordshire County Council
Office Location: Lichfield Highways, Trent Valley Road, Lichfield, WS13 6EU
Postal Address: 2 Staffordshire Place, Tipping Street, Stafford, ST16 2DH

✉: flood.team@staffordshire.gov.uk
: www.staffordshire.gov.uk

Providing a Flood Risk Management service for Staffordshire County, Sandwell, Walsall and Wolverhampton Councils.

As of 7th November, 2017, Staffordshire County Council will be charging for their Pre-Application Advice Service. Pre-Application Advice and Consent for ordinary watercourse works for sites in Staffordshire can be ordered through our Developer Advice online form. Please see details and links on our website

-----Original Message-----

From: Planning (SMDC) [mailto:planning@staffsmoorlands.gov.uk]
Sent: 26 April 2018 11:35
To: Flood Risk Management Team
Subject: HPRM: External Consultation Letter - App ref SMD/2018/0144

Please find attached document

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