

Ailsa Berry
Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: UT/2021/119332/03-L01
Your ref: SMD/2021/0174
Date: 26 August 2021

Dear Madam

**ERECTION OF DETACHED DWELLING WITH DEMOLITION OF STRUCTURES
AND BUILDINGS**

LAND AT TEANFORD MILL BREACH LANE, UPPER TEAN

Thank you for referring the above application which was received on 11 August 2021.

In light of the information submitted we are now in a position to withdraw our objection. The letter by Ambiental Environmental Assessment, ref. 5740, dated 11 August 2021 addresses the concerns raised in our previous response.

Flood Risk

The proposed development will only meet the requirements of the NPPF in relation to flood risk if the following planning condition is included:

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment by Ambiental Environmental Assessment, ref. 5740, dated 15 October 2020 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 136.60 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

- To reduce the risk of flooding to the proposed development and future occupants.
- To ensure the safety of future occupants.

Advice to Applicant

The Environment Agency operates a free flood warning service. The service offers three levels of flood warning and can give the applicant vital time to prepare their property for flooding. Warnings can be received by telephone, text message and email. To sign up call Floodline on 0345 988 1188 or visit www.gov.uk/flood.

Groundwater & Contamination

In our previous response, letter ref. UT/2021/119332/02-L01 dated 09 August 2021, we recommended the following planning condition in light of the additional ground investigation work undertaken:

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the NPPF.

Finally, in accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any queries contact me on the details below.

Yours faithfully

Ms Anne-Marie McLaughlin
Senior Planning Advisor

Direct dial
Direct e-mail