

Lead Local Flood Authority Planning Application response

Lead SCC Officer	Adam Bushnell
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Discharge of conditions 4, 5, 7, 8, 10 , 12, 14 and 19 relating to SMD/2019/0695- seasonal parking- at Alton Towers, Farley Lane, Farley, Alton (condition 7- flood risk/drainage).
Planning application reference	DOC/2021/0100
Type of application	Discharge of Conditions.
Date consulted	13/10/2021
Date of response	02/11/2021

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 The Environment Agency should also be consulted for bespoke comments where a development is in Flood Zones 2 or 3
Surface water risk	No
Past flooding	None Known 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	No
Other observations	N/a



RESPONSE

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

Advice to LPA:

We recommend that Condition 7 of planning application reference number SMD/2019/0695 **is not discharged** at this time. This is based on the following grounds. If you are minded to approve the application contrary to this advice, we recommend that you contact us again to allow further discussion.

Staffordshire County Council Flood Risk Management position.

In the absence of an acceptable Flood Risk Assessment and Drainage Strategy, we recommend that Condition 7 of planning application reference number SMD/2019/0695 is not discharged at this time. We recommend refusal on this basis for the following reasons:

Hydraulic Modelling

The LLFA requests that full hydraulic modelling and calculations of the proposed development and drainage system are provided. In particular we would request that calculations and detail (eg. MicroDrainage), are provided to correspond with the complete proposed system and its design.

Please can we request that all drainage systems (particularly attenuation features), are modelled appropriately for the complete range of required return periods and storm events.

Detailed System Design

In order to provide evidence of adequate attenuation storage, please can we request that the drainage design drawing shows the proposed attenuation volume of each of the attenuation basins. Appropriate volumes, levels and bank slopes, along with outfall profiles and dimensions would be beneficial.

The LLFA would also like to request that the dimensions and related detail for all proposed drainage systems should be included in the diagram and corresponding calculations. These should include but not be limited to, pipe gradients/slopes, falls lengths and outfalls profiles as previously mentioned. Safety/debris screens in accordance with CIRIA guidance should be incorporated into designs where appropriate.

Water Quality Mitigation

As the proposed discharge of conditions is relating to a change of use application, from greenfield to (seasonal), car park, the LLFA would like water



quality control and pollution mitigation to be incorporated into the design. The LLFA request that the CIRIA Simple Index Approach to water quality management and pollution mitigation is fully implemented and demonstrated, to ensure runoff leaving the site is not contaminated with pollutants.

Management and Maintenance

Finally, please can the LLFA request that the responsible body/(ies), or party/(ies) for the maintenance and management of the proposed drainage network, is included in the Drainage Strategy document. This body/party and appropriate funding mechanisms should be clearly indicated to allow for the full upkeep of the system for the duration of its lifespan in its entirety.

Reason:

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

