
From: Bushnell, Adam (E,I&S)
Sent: 13 December 2021 17:54
To: Planning (SMDC)
Cc: Curley, Jane
Subject: Re: Planning Application Ref. No. DOC/2021/0100 - Discharge of conditions relating to SMD/2019/0695, Seasonal Carpark, Alton Towers.

Categories:

Good Afternoon,

FAO: Case Officer Jane Curley

Re: Planning Application Ref. No. DOC/2021/0100 - Discharge of conditions relating to SMD/2019/0695, Seasonal Carpark, Alton Towers.

Thank you for your email and re-consultation with regard to the discharge of conditions on the above referenced planning application. Please find my comments below.

The LLFA recommends that condition 7 (flood risk / drainage), relating to SMD/2019/0695 is **not discharged** at this time, for the following reasons.

Detailed flood and drainage design drawings

It is noted that the applicant proposes to utilise shallow infiltration in areas of permeable parking as a component of the drainage strategy. Please, therefore can the LLFA request that all areas of permeable parking/road, with dimensions, are labelled and annotated on the detailed design drawing. This would greatly assist the conceptualisation of where surface water is to infiltrated (or not). Also, an accompanying plan indicating topographical levels (mAOD) across the site would be helpful please.

Should the areas of permeable parking have their infiltration capacity exceeded- the applicant has stated the design is to direct water via filter (French), drains to the attenuation ponds. As this is a key component of the drainage design, please can the LLFA request that the filter drains and their associated dimensions and positions are included on the detailed design drawing.

Infiltration testing – in accordance with BRE 365

As mentioned before, the drainage strategy relies heavily on infiltration as a means of surface water disposal. Please therefore, can the LLFA request evidence of full and complete infiltration testing, in accordance with BRE 365, by way of a full and complete testing report.

Construction Environment Management Plan

Please can the LLFA request evidence that surface water runoff and water quality mitigation will be complied with during the construction works. A Construction Environment Management Plan detailing appropriate mitigation measures is required.

Exceedance plans and consideration of safe access and egress in an exceedance event

Should an exceedance event occur consideration needs to be paid to where the excess runoff (flood volumes), will be directed. This should evidence that vulnerable on- and off-site receptors will not be adversely impacted in terms of flood risk. Safe access and egress for site users needs to be considered for all conceivable scenarios. A plan outlining the flow routes would be helpful.

Capacity check of downstream receptor- (drainage ditch)

As the proposed development is ultimately to discharge to a neighbouring drain/ditch, capacity of this ditch and all possible future conditions of this ditch (or degradation thereof), should be assessed and evaluated before it is relied upon. We need to be sure the ditch will maintain its feasibility (capacity) as a downstream conveyor for the lifetime of the proposed carpark.

The above points may not necessarily be exhaustive. We welcome re-consultation with amended details once the above have been addressed. Should you have any comments relating to this, please email

Many thanks,



Kind regards,

Adam Bushnell | Flood Risk Planning and Projects Officer
Flood Risk Management Team,
Lichfield Highways, Trent Valley Road, Lichfield, WS13
2DH Mobile:
E-mail:

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