

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Proposed construction of a revised SW outfall associated with Moneystone Park leisure development and engineering operations to infill the existing outfall structure at Moneystone Quarry, Cheadle Rd
Planning application reference	SMD/2022/0014
Type of application	Full
Date consulted	13/01/2022
Date of response	10/02/2022

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.



RESPONSE

Thank you for consulting us on this application for full planning permission. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have no objection to the application at this stage, but we would recommend that the pre-commencement conditions below are attached to any planning permission.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Please also consult us again on any future major changes to the proposed outfall.

Informative

The Applicant should supply information showing arrangements to provide adequate long-term maintenance, including an appropriate legal agreement to ensure maintenance in perpetuity, before any approval is granted.

It is essential that the responsibility for future maintenance, repairs or improvements to the proposed outfall are ascertained and agreed prior to construction.

Condition 1

No development shall begin until the following information has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

- A management and maintenance plan for the lifetime of the proposed outfall which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the proposed outfall and the channel throughout its lifetime.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.



Condition 2

No development shall begin until the following permit has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

- Approval from the Environment Agency to confirm that discharges from the proposed outfall works into 'Stream A' are acceptable at the location and rate(s) proposed.

Reason

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

Informative

Under the Land Drainage Act 1991, Consent will be required for any permanent and/ or temporary works which may impact upon flood risk and the environment.

For example, should any of the proposed excavation works (or any other temporary works needed to facilitate the excavation works) impact upon 'Stream A' to the downstream of the proposed outfall, then an ordinary watercourse consent will be required.

Within Staffordshire, the County Council is now responsible for the regulation of these activities where they affect ordinary watercourses and details about what type of activities constitute the requirement for an ordinary watercourse consent can be found at the following link.

<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Applying-for-consent-for-watercourse-works.aspx>

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

