

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Food processing facility/edible bone factory, Bones Lane, Cheddleton, Leek, ST13 7BT
Planning application reference	SMD/2022/0088
Type of application	Full
Date consulted	16/02/2022
Date of response	08/03/2022

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.



General observations/ local flooding information

Flood Zone	The site is within Flood Zone 1.
Surface water risk	Yes, the updated Flood Map for Surface Water (uFMfSW) affects the proposed site area. A small section of surface water flooding is shown within the centre of the site during the 1 in 1000-year event. The risk posed by this surface water issue has been addressed by the proposed surface water drainage system of the development. The proposed system will provide betterment by providing attenuation storage up to and including the 1 in 100-year rainfall event including an allowance of 40% for climate change.
Past flooding within 20m of site	None. 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	None known. The existing site is served by a local network of land drainage/ ditches
Other observations	None



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 these conditions and on any subsequent amendments/alterations.

Please also consult us again on any future major changes to the proposed development or drainage scheme.

Condition

No development shall begin until the following elements of a surface water drainage design have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The design must demonstrate:

1. Finalised Detailed Proposals

Final detailed drainage drawing showing the location of all downpipes and gullies and how they connect with the main drainage network.

In addition, the applicant should submit basic construction details/ drawings for the proposed manholes, filter drains and the green roof.

Reason: to ensure all impermeable areas are connected to the proposed drainage system and that construction detail for the SuDS features are submitted at the planning stage.

2. Confirmation of Ditch Capacity and Outfall

The LLFA requires additional evidence (capacity calculations along with additional photographs and/ or a survey) to show that the existing land drains and ditches have the capacity to convey runoff emanating from the proposed site.

In addition, the LLFA requires confirmation that the land ditches connect to the Consall Brook to the south of the site.



Reason: The photographs shown in the land contamination report and the photographic log display ditches which are overgrown, not well defined and may lack the capacity to convey discharges emanating from the development site.

3. Maintenance and Management

The applicant shall advise of a named individual, developer, or management company to undertake the advised management/maintenance plan as attached within Appendix C of the FRA.

Reason: to ensure the required management and maintenance of the drainage system is undertaken during the lifetime of the development.

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

