

From: [Curley, Jane](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions
Date: 25 May 2022 11:54:16
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Jane Curley (Mrs)
Senior Planning Officer (Majors & Commercial)
01538 395400 ext 4124
Mobile 07794 768397

From: Whittaker, Roberta (EXT) <roberta.whittaker1@staffordshire.gov.uk>

Sent: 27 April 2022 17:00

To: Matthew Wilson <MatthewWilson@arpnorthwest.co.uk>

Cc: Curley, Jane <jane.curley@staffs Moorlands.gov.uk>; Planning (SMDC)
<Planning@staffs Moorlands.gov.uk>

Subject: RE: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions

Hi Matthew,

Thank you for clarifying, I can see that the whole area of 132m² on the plan has been accounted for elsewhere in the MicroDrainage as per your first screenshot so can't see any reason to remove this from the conditions.

Jane please take this as confirmation from Staffs LLFA that the statement below can be removed from Condition 2 as set out in our conditions

- Provision of MicroDrainage modelling to include the correct permeable paving area shown in the surfacing plan (NW151/01/09 (A) June 21) for CP4.

I have restated our revised conditions for this application below to confirm we're all on the same page. – any questions just let me know.

Revised Conditions 27/04/2022

Staffordshire County Council Flood Risk Management position

We have reviewed the most recent documents and now are in a position to remove our objections providing the following planning conditions are applied.

Condition 1 (Compliance)

The development permitted by this planning permission shall only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy Documents (NW151/01/, ARP Associates, April 22) and the following mitigation measures detailed the strategy:

- Limiting the surface water run-off generated by the 100yr + 40% climate change critical storm so that it will not exceed 8.8l/s and not increase the risk of flooding off-site.
- Provision of 115m³ attenuation flood storage on the site to a 1 in 100yr + 40% climate change standard.
- External ground levels and external levels to fall to direct overland

flows away from the building entrances. Where this is not possible at the main pedestrian entrance footpath on the east of the proposed building there must be a local fall away from entrances by grading the footpath away from the building and; provision of channel drains and gullies at critical points around the proposed building, especially around the eastern entrances and southeast corner.

Reason

To reduce the impact of flooding on the proposed development and future occupants.

Condition 2 (To be discharged)

The development hereby permitted shall not be commenced until such time that the following additional details have been incorporated in the scheme approved under Condition 1 has been submitted to, and approved in writing by, the local planning authority.

- Provision of the name and contact and details of the party or parties responsible for ongoing maintenance for the surface water drainage.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

- To ensure lifetime maintenance of the system to prevent flooding issues.

Condition 3 (Compliance)

Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

Reason

To ensure lifetime maintenance of the system to prevent flooding issues.

Advice to LPA

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 development or drainage scheme.

Should you have any questions about our response please contact us on flood.team@staffordshire.gov.uk

Kind Regards

Roberta

Roberta Whittaker

Senior Flood Risk Consultant
Working Days Monday to Wednesday.

From: Matthew Wilson <MatthewWilson@arpnorthwest.co.uk>

Sent: 27 April 2022 16:50

To: Whittaker, Roberta (EXT) <roberta.whittaker1@staffordshire.gov.uk>

Subject: RE: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions

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Hi Roberta, thanks for coming back to me.

I think the issue here is that we're proposing to use the permeable surfacing of the car parking bays to drain the rest of the car park circulation area (which will have an impermeable surface) rather than using gullies. So there is 132m² of area draining via that particular permeable pavement structure, but the permeable pavement itself (and therefore the associated sub-base storage structure which is shown by the screenshot in your email) only covers the 10m x 10m of the parking bays. i.e. I am still of the opinion that it is set up correctly.

Can you please confirm if you are in agreement, or if you still require further clarification? Happy to talk through it if that would be easier – I don't have your contact number but feel free to call me on the mobile number below.

Many thanks,

Matthew Wilson

Associate Director

07307 849 396

matthewwilson@arpnorthwest.co.uk



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From: Whittaker, Roberta (EXT) <roberta.whittaker1@staffordshire.gov.uk>

Sent: Wednesday 27 April, 2022 4:41pm

To: Matthew Wilson <MatthewWilson@arpnorthwest.co.uk>

Subject: RE: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions

Hi Matthew,

Sorry if I was unclear with this one. What I was referring to was the permeable paving itself. As you rightly state it shows as 132m² area in the plan but CP4 permeable paving is modelled in the MicroDrainage as 10x10m i.e. 100m² as shown in the screenshot below from the MicroDrainage.

More than happy to revise the condition if you wanted to supply the revised modelling at this stage but just so you know we've got a bit of a backlog in our workload so it may take us a bit of time to provide the review.

Kind Regards

Roberta

Roberta Whittaker

Senior Flood Risk Consultant

Working Days Monday to Wednesday.

From: Matthew Wilson <MatthewWilson@arpnorthwest.co.uk>

Sent: 26 April 2022 13:54

To: Whittaker, Roberta (EXT) <roberta.whittaker1@staffordshire.gov.uk>

Cc: Flood Risk Management Team <flood.team@staffordshire.gov.uk>

Subject: RE: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions

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Good afternoon Roberta,

Thank you very much for confirming to the case officer that the drainage scheme for the above is acceptable (with the specified conditions).

Just in terms of the requested pre-commencement condition, would you please be able to clarify with regards to the requirement for "Provision of MicroDrainage modelling to include the correct permeable paving area shown in the surfacing plan (NW151/01/09 (A) June 21) for CP4". I've looked back at the calcs and the plan and the figures appear correct to me – On drawing NW151/01/09 A there is 132m² of impermeable area draining to CP4.0 and this is reflected as 0.013ha in the MicroDrainage model (see extracts below). Apologies if I am missing something, but could you please confirm?





Kind regards,
Matthew Wilson
Associate Director
07307 849 396
matthewwilson@arpnorthwest.co.uk



www.arpassociates.co.uk

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From: Whittaker, Roberta (EXT) <roberta.whittaker1@staffordshire.gov.uk>

Sent: 25 April 2022 15:25

To: Jane Curley <jane.curley@staffsmoorlands.gov.uk>

Cc: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>; Hayley Knight <hayleyknight@sat-plan.co.uk>

Subject: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions

Good Afternoon Jane,

Thank you for reconsulting us on the FUL application SMD/2021/0441 – Compton Mill

Staffordshire County Council Flood Risk Management position

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not increase the risk of flooding off-site.

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Reason

To ensure lifetime maintenance of the system to prevent flooding issues.

Advice to LPA

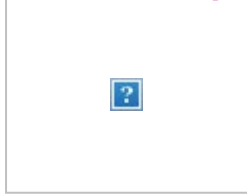
We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent

amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme. Should you have any questions about our response please contact us on flood.team@staffordshire.gov.uk

Kind Regards

Roberta

Please note my working days are Monday to Wednesday.



Flood Risk Management | Economy, Infrastructure and Skills
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