

Tim Dickinson

From: Curley, Jane
Sent: 25 May 2022 11:55
To: Planning Comments (SMDC)
Subject: FW: SMD/2021/0441 - Compton Mill - LLFA Acceptable with Conditions

Categories: Tim

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From: Whittaker, Roberta (EXT) <roberta.whittaker1@staffordshire.gov.uk>
Sent: 25 April 2022 15:25
To: Curley, Jane <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

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

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

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

Please note my working days are Monday to Wednesday.



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