

From: Whittaker, Roberta >
Sent: 14 June 2022 16:36
To: Riaz Alam
Cc: Planning (SMDC)
Subject: SMD/2021/0550 - Fole Dairy - LLFA Response (Rev 5)

Categories:

Hi Riaz,

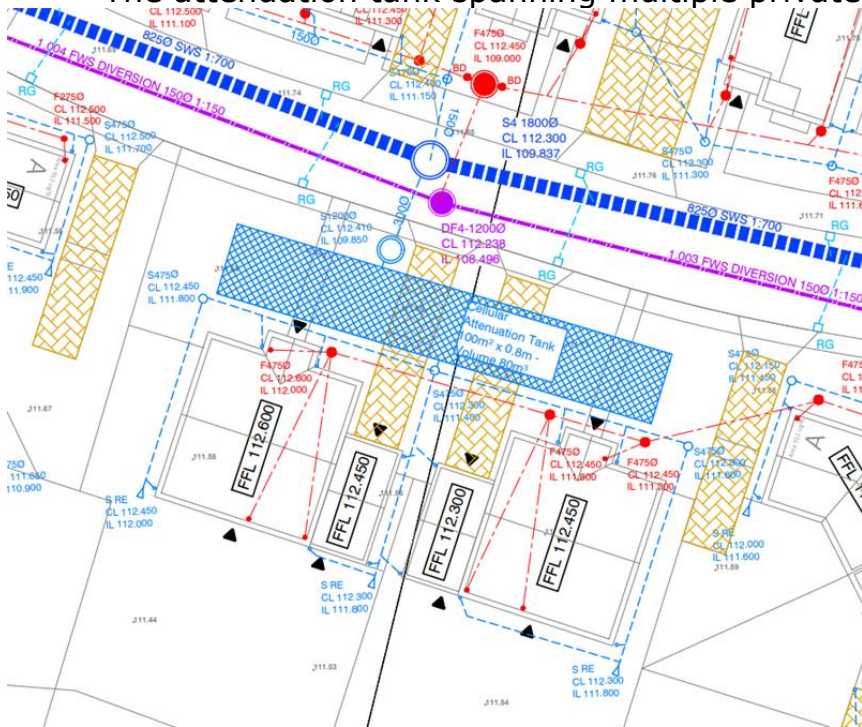
Further to your most recent email relating to the reserved matters application SMD/2021/0550 (Fole Dairy, Utttoxeter Road)

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and note there are still details required to demonstrate an acceptable drainage strategy. We would therefore recommend that planning permission is not granted until this has been resolved. Specific issues / further information required is listed below:

Drainage Strategy

- The attenuation tank spanning multiple private driveways is not ideal.



Our key concerns with this are:

- how these will be this tank accessed for maintenance (there will need to be a clause in the property deeds that regular access will be needed for maintenance – which will be difficult across multiple private accesses).
 - Also there are tanks below permeable paving – does the PP drain into it as the outline strategy highlights that the PP will need to be tanked, it is unclear what the arrangement will be here, if you could clarify please.
- Have the proposed sewer diversions been approved by STW?

- We will need to see a labelled drainage plan including pipe numbers, lengths, ILs and diameter to allow us to cross check the drainage plan with the microdrainage.

Calcs

- Full design calculations to demonstrate conformity with the national non-statutory technical standards for SuDS and Local Standards. Using MicroDrainage software or similar, we would expect to see detailed background calculations provided for the drainage strategy. A range of results should be provided, but as a minimum including the 100-year plus 40% climate change, 30-year and 1/2-year return periods for a range of event durations.
 - Details showing that the drainage is sufficient to accommodate a 3.3% Annual Exceedance Probability rainfall event
 - Details showing that flooding does not occur in a building or susceptible utility plant in a 1% Annual Exceedance Probability rainfall event including appropriate allowances for climate change.
- We need a clearly delineated are plan for each network, including IA plans.
- The PP needs to be included in the modelling.
- Urban creep should be included in calculations.

Water Quality

Provision of supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

Exceedance

- Provide post development flow paths for surface water (including exceedance) and a demonstration of how these flow routes will be managed including relevant ground levels.
- Plan demonstrating flooded areas for the 1% annual exceedance probability (1 in 100 annual chance) storm, including the appropriate allowance for climate change and urban creep, when the system is at capacity and illustrating flow paths for design for exceedance.

Maintenance

- Plan for the management of construction impacts including any diversions, erosion control, phasing and maintenance period (pre adoption).
- A finalised management and maintenance plan for surface water drainage (**and the open channel and ditch**) to ensure continued performance of the system for the lifetime of the development. Details of the maintenance arrangements should be provided, to include a schedule of activities with frequencies, together with the name and contact details of the party or parties responsible for ongoing maintenance.

- Drawings showing location, dimensions and levels of emergency overflows provided for piped and storage features.
- Technical specifications of drainage design components including design life. Details of how the tank will be accessed for maintenance.

Please note that this list is not necessarily exhaustive and that new revisions of documents often raise further questions. Please also note that any acceptable strategy should be commensurate with the requirements set out in [Appendix A](#) of the Staffordshire SuDS Handbook and that this will be a further check when the above issues have been resolved.

Advice to Planning Authority

If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



Flood Risk Management | Economy, Infrastructure and Skills
Staffordshire County Council, Lichfield Highways,
Trent Valley Road, Lichfield, WS13 6EU
Postal Address: 2 Staffordshire Place,
Tipping Street, Stafford, ST16 2DH
E-mail: flood.team@staffordshire.gov.uk
www.staffordshire.gov.uk

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