

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMBC)
Planning application name	Erection of a Flexible Energy Facility, Land East of Cellarhead Substation, and West of Rownall Road, Wetley Rocks, Staffordshire
Planning application reference	SMD/2022/0444
Type of application	Full
Date consulted	26/08/2022
Date of response	16/09/2022

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 FZ1.
Surface water risk	Yes, the updated Flood Map for Surface Water (uFMfSW) does affect the proposed site area. Surface water begins to pond within the south-eastern corner of the development site during the 1 in 30-year event. At the 100-year event, a flow path is shown to form in the south-eastern corner which heads eastwards past Rownall Hall Farm before discharging to an ordinary watercourse to the east. This flow path is shown to grow in magnitude during the 1000-year rainfall event.
Past flooding within 20m of site	Yes. There is a recorded instance of flooding shown on the sites south-eastern boundary off Rownall Road. 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.
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 reviewed the submitted evidence, including the FRA & Drainage Strategy report (July 2022).

We would recommend that planning permission is not granted until the following issues have been addressed:

1. Detailed Drainage Design

Please provide a final, detailed version of the surface water drainage layout shown in Appendix F.

The layout should include all detailed design information, including SW pump information, manhole information (manhole ID, diameters, cover levels, invert levels), pipe information (diameter, gradient), headwall information (invert levels), detail of the pond (i.e., top level, bank gradient, base levels etc).

The FRA states that *'the provision of a detailed drainage design should be secured by an appropriately worded planning condition'*.

Please note that for full planning applications, the LLFA require the detailed design to be provided as part of any planning submission and would not consider this appropriate to condition at this stage of the planning process.

Please update the surface water drainage layout and Section 5.18 of the FRA accordingly.

2. Pump Detail

Section 5.11 of the FRA states: -

With the substation and transformer units being bedded at lower levels, drainage outlets in the form of channels and trapped gullies will be included within the base slab.

It is expected at this stage, that a small surface water pump will be required to discharge flows forward to the gravity surface water drainage system associated with the wider facility.

Please provide further details of the surface water pump and include any details upon the drainage drawing.



3. Management and maintenance Plan

Please update section 5.19 of the FRA and provide a management and maintenance plan for the site.

The plan should include the maintenance arrangement/ schedules for the drainage network (i.e., manholes and pipes), control devices (i.e., the hydro brake) and the attenuation basin (i.e., mowing, seeding, silt clearance etc.).

The plan should include a named body responsible for undertaking the management and maintenance of the drainage system over the lifetime of the development.

In addition, as a pump is proposed, the plan should detail the management and maintenance regime for the asset, including the use of alarms and emergency procedures.

The plan should include a named body responsible for undertaking the management of the pump system to ensure any emergency requirements are undertaken should the pump fail).

Please note that the LLFA require the management and maintenance plan to be provided as part of any planning submission and would not consider this appropriate to condition at this stage of the planning process.

Please re-consult us when amended details are received. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Please contact us if you have any queries about this response.

