Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Discharge of condition 24 in relation to application SMD/2021/0406. The Crown Inn, Tean Road, Cheadle, Staffordshire, ST10 1TW
Planning application reference	DOC/2022/0062
Type of application	DCON
Date consulted	18/10/2022
Date of response	**07/11/2022**

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.

RESPONSE

Thank you for consulting us on this application for discharge of condition 24 pursuant to planning application SMD/2021/0406.

Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We cannot see that the LLFA were consulted on planning application SMD/2021/0406 and therefore do not believe that the condition to be discharged was imposed by ourselves.

Due to the nature of the site (5 dwellings, less than 1ha and not in an area of surface water flooding), the LLFA considers that the original application would have been non-statutory and on the basis that we believe that we did not impose the condition, the LLFA would not usually be consulted on the discharge of the surface water condition proposed.

We would therefore recommend that the LPA reviews the drainage design to discharge Condition 24, however, having briefly reviewed the drainage plan we would recommend that the following points are confirmed with the applicant prior to discharge.

1. **CCTV Survey**

   As proposed on the submitted drainage drawing, the LPA should request that a CCTV survey is undertaken on the existing on-site drainage infrastructure (i.e., manholes etc) and the drainage infrastructure downstream of the site.

   This will ensure that any existing drainage infrastructure is in good condition and that surface and foul water can be discharged from site to a viable outfall, whether this be the Mobberley Brook (as stated) or main sewer.

2. **Confirmation of Asset Owner**

   We would recommend that the applicant confirms the type of asset that they are proposing to discharge to and that they have permission from the asset owner to discharge to it at the point and rate proposed.

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