
From: Whittaker, Roberta (EXT)
Sent: 25 January 2023 13:35
To: Johnston, Christopher
Cc: Planning (SMDC); Lisa Carr
Subject: SMD/2021/0491 - Tenford Lane - LLFA Response (Ok with Conditions)

Categories:

Afternoon Chris,

Thank you for consulting us on the RM application SMD/2021/0491 – Land off Tenford Lane.

Staffordshire County Council Flood Risk Management position

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

Condition 1 (Compliance)

The development permitted by this planning permission to only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy Document (Strategic Drainage Plan, K22-001-002 Rev H, Keytech Development Design Ltd, 25/01/2023) and the following mitigation measures detailed the strategy:

- An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.
- Provision of 3 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:
 - Basin 1: 491.5m³
 - Basin 2: 652.2m³
 - Basin 3: 602.1m³
- Provision of landscaping to provide erosion control in infiltration basins and swales as per document LDS517-01 (Rev B), Planting Plan 1 of 2, Landscape Design Solutions (NW) Ltd, 05/01/2023.
- Provision of bunds around all 3 infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.
- Provision of swales prior to discharge into Infiltration Basins 1 and 2 and a catch pit prior to discharge into Basin 3.
- A minimum of 2 levels of water treatment for highway drainage.
- Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.
- Finished Floor Levels to be at least 150mm above surrounding ground levels.

- Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.
- Exceedance flows to be managed using ground profiling as outlined in *Flood Exceedance Plan, K22-001-006 Rev E, Keytech Development Design Ltd, 25/01/2023* with all ground slopes being profiled away from property entrances.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To improve and protect water quality.

Condition 2 (To be discharged)

Prior to the occupation of the development the following additional details to be incorporated in the scheme approved under Condition 1 and approved in writing by the local planning authority.

- Provision of a finalised management and maintenance plan 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. This should include permeable paving.
- Provision of the name and contact details of the party or parties responsible for the construction phase maintenance strategy.

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.

Reason

To ensure the long-term management and maintenance of the SuDS infrastructure.

Advisory

We would advise the LPA that in order to ensure the long-term functioning of the drainage strategy, that property owners should only be permitted to replace their driveways with permeable surfacing of an equal, or more permeable nature than the surfacing approved as part of the strategy.

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, and water quality is managed 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 Condition 2 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

Kind Regards
Roberta



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Please note my working days are Monday to Wednesday.

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