

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Redevelopment to provide a foodstore (Class E) and associated access, car parking and landscaping works. Industrial Agricultural Engineering, Brookhouse Way, Cheadle, Staffordshire, ST10 1SR
Planning application reference	SMD/2022/0244
Type of application	Full
Date consulted	18/04/2023
Date of response	25/04/2023

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 located within Flood Zone 1, 2 and 3 of an ordinary watercourse located on the western site boundary.
Surface water risk	The updated Flood Map for Surface Water (uFMfSW) shows that the 1:30, 1:100 and 1:1000-year events affect the site. Surface water floods in and around the line of the ordinary watercourse on the western site boundary, however, the development layout shows that the new store and associated car parking are located outside of this extent.
Past flooding within 20m of site	There is one recorded instance of flooding within 20m of the development site, however, it is located on the opposite side of the ordinary watercourse in relation to the site. 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	Yes, there is an ordinary watercourse located on the western site boundary. The existing site discharges to this watercourse via an existing outfall.
Other observations	None



RESPONSE

Thank you for consulting us on this full planning application. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the Flood Risk Assessment and Drainage Strategy (79-EXXXX-CDY-XX-XX-RP-D-PM_30_30_29-0002, Revision S2-P03, 13.03.23) and the submitted operations and maintenance manual for the drainage system.

We are now satisfied with the submitted application and have no objection to the granting of planning permission.

We would request that the following conditions are attached to any planning decision notice to secure the implementation of the scheme in accordance with the submitted documents and that sufficient measures will be put in place to ensure there is no increase in flood risk or pollution to receptors during the construction phase.

Condition

The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the reports below have been implemented:-

- Flood Risk Assessment and Drainage Strategy (79-EXXXX-CDY-XX-XX-RP-D-PM_30_30_29-0002, Revision S2-P03), as appended by
- Proposed Drainage Layout (E79-CDY-XX-XX-DR-D-Ss-50-35-00-0050-S4-P02) in Appendix H of the afore mentioned document.

Thereafter the drainage scheme shall be retained and maintained in accordance with the private drainage operations and maintenance manual (79-EXXXX-CDY-XX-XX-RP-D-PM_30_30_29-0003).

Reason

To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

Condition

Developer to ensure that satisfactory arrangements for the control of surface water and contaminants are in place as part of any temporary works associated with the permanent development, to ensure that flood risk or contaminates to receptors are not increased prior to the completion of the approved drainage strategy.

Reason



To reduce the risk of surface water flooding to the development and surrounding properties during construction and to reduce the risk of contamination to receptors.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

