

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Caroline Parkin
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Erection of 12 no. Bungalows. Land at Bridge End, Macclesfield Road, Leek.
Planning application reference	SMD/2021/0113
Type of application	Full
Date consulted	19/07/2023
Date of response	27/07/2023

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 within Flood Zone 1
Surface water risk	No, the EA Risk of Flooding from Surface Water maps (RoFfSW) does not affect the proposed development area itself. However, Bridge End, which forms part of the access to the site, is shown to be located within the 1 in 1000 year zone. Potential flows onto the site have been identified through review of topographic data in conjunction with modelled rainfall.
Past flooding within 20m of site	Flooding hotspot instances on Macclesfield Road to the south of the development. 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 known.
Other observations	The development site is currently the location of two water storage ponds which are assumed to be disused.



RESPONSE

Thank you for re-consulting us on this application for full planning permission at Bridge End, Leek. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information including the updated Flood Risk Statement and Surface Water Management Report (Rev D, dated July 2023) and email from the applicant dated 19/07/2023 and we are now satisfied with the submitted proposals and have **no objection** to the granting of planning permission.

We would however recommend that the following condition below is attached to any planning permission in order to secure the implementation of the scheme in accordance with the submitted documents and Staffordshire County Council's SUDS Handbook.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Statement and Surface Water Management Report (Rev D, July 2023) which includes the following documents:

- Drawing No. 12553/31 (Rev P4, 18/07/2023) – Surface Water Management Layout Sheet 1 of 2.
- Drawing No. 12553/32 (Rev P4, 18/07/2023) – Surface Water Management Layout Sheet 2 of 2.
- Drawing No. 12553/33 (Rev P3, 24/04/2023) – Surface Water Management Details.

This should include the following mitigation measures as outlined in the Flood Risk Statement and Surface Water Management Report (Rev D, July 2023):

- Limiting the discharge rate into the River Churnet to the runoff rate of 3.1 l/s for all storms up to and including the 1 in 100 year +40% Climate Change.
- Provision of attenuation pond with attenuation volume 367m³, to store surface water for all storms up to and including the 1 in 100 year +40% climate change storm event with 300mm freeboard.
- Provision of a granular trench around the perimeter of the site as shown on Drawing No's Drawing No. 12553/31 (Rev P4, 18/07/2023) and 12553/32 (Rev P4, 18/07/2023) to intercept overland flow routes from outside of the development boundary and convey around the site to prevent overland flows discharging into the site and to reduce flood risk to the existing track.
- Finished floor levels to be set higher than the external level.
- Ensure residential development is located outside of areas of significant flooding.

Thereafter the drainage scheme shall be maintained in accordance with the submitted maintenance plan as detailed in Section 13 of the Flood Risk Statement and Surface Water Management Report (Rev D, July 2023). Details of the body appointed to maintain the surface water system over the lifetime of the development should be provided to the Lead Local Flood Authority (LLFA).

Reason

To reduce the risk of surface water flooding to the development and properties downstream and to ensure the submitted management and maintenance plan is in place for the lifetime of the development.

Advisory/informative for construction phase

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 flood risk is 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.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response. Also, please reconsult us again on any future major changes to the proposed development or drainage scheme.

