

From: [Whittaker, Roberta \(EXT\)](#)
To: [Johnston, Christopher](#)
Cc: [Planning \(SMDC\)](#)
Subject: NMA/2023/0030 - Tenford Lane, Tean - Ok with Conditions
Date: 15 November 2023 11:24:19
Attachments: [image001.png](#)

Good Morning Chris,

Thank you for consulting us on the NMA application NMA/2023/0030 – Tenford Lane, Tean.

Staffordshire County Council Flood Risk Management position

Given the amendments made under application SMD/2023/0240 to the original application SMD/2021/0491 we would suggest the following new planning condition to replace the existing Condition 10.

Condition 10 (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, K22-001-302 Rev D, Keytech Development Design Ltd, 14/11/2023) 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 2 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:
 - Basin 1: 491.5m³
 - Basin 2: 652.2m³
- Provision of landscaping to provide erosion control in infiltration basins and swales as per document LDS517-01 (Rev F), Planting Plan 1 of 2, Landscape Design Solutions (NW) Ltd, 04/10/2023.
- Provision of bunds around 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.
- All soakaway bases shall be at least 1.2m above groundwater level.
- A Restricted development covenant is required 5m either side of all soakaways. The covenant shall be written into Land Registry and marked within the development plan.
- A PCD sign shall be erected near location of all soakaway tanks to ensure all owners / tenants of the properties are aware of the tank like you do for Fire Stop Valves.
- 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, perforated pipes and threshold drains as outlined in *Flood Exceedance Plan, K22-001-303 Rev A, Keytech Development Design Ltd, 03/10/2023* 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.

Advice to LPA

Please consult us again should there be any future major changes to the proposed development or drainage scheme.

Should you have any questions about our response please contact us on Kind Regards

Roberta

Please note my working days are Monday to Wednesday.



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