

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 32 relating to SMD/2021/0694 Land Adjacent To Werrington House Farm 426 Ash Bank Road Werrington
Planning application reference	DOC/2023/0005
Type of application	DCON
Date consulted	17/05/2023
Date of response	31/05/2023

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.



RESPONSE

Thank you for consulting us on this application for the discharge of condition 32 relating to SMD/2021/0694. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

Insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed to discharge the outstanding condition.

We would therefore recommend that the condition not be discharged at this time and the outstanding issues are as below:

1. Discharge Point

Please provide evidence of an agreement with STW regarding permission to connect to the existing surface water system to the south of the site.

2. Performance Calculations

The applicant has provided results for all storm durations during the 2-year, 30-year, 100-year, and 100-year + CC return periods.

Please provide full background calculations (MicroDrainage or similar) to demonstrate the performance of the surface water drainage system **for only the critical storm durations** of the following return periods/ events:-

- 2-year critical storm event (results shall demonstrate no surcharging during critical event).
- 30-year critical storm event (results shall demonstrate no flooding during critical event), and
- 100-year + 40% critical storm event.

3. Management and Maintenance Plan

Please update the Ash Bank Maintenance report with details of the named body responsible for maintenance and management of the surface water drainage system.

Planning Decision Notes: the LLFA understands that Condition 6 of decision notice SMD/2021/0694 (not originating from the LLFA) also concerns matters of surface water drainage and is yet to be discharged.

The condition requests the inclusion of features such as permeable surfaces for driveways, water butts, use of roadside swales and amphibian friendly road and drainage design.



As this condition did not originate with the LLFA, we would not comment upon its discharge; however, given its relevance to the discharge of Condition 32 which originated with ourselves, we would recommend that Conditions 6 and 32 are discharged at the same time to ensure the drainage design provides the relevant features to discharge both conditions relating to the sites design and surface water drainage system.

The LLFA recommends that the applicant submits a further drainage strategy that incorporates the required features outlined in Condition 6.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received.

Please note that the issues highlighted above are not necessarily exhaustive. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

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

