From: Whittaker, Roberta (EXT)
Sent: 29 January 2024 16:23
To: Chris Johnston
Cc: Planning (SMDC)
Subject: NMA/2023/0030 – Tenford Lane, Tean - ok with conditions (date updated)

Good Afternoon Chris,

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

Staffordshire County Council Flood Risk Management position
We have reviewed the most recent exceedance plan from the developer and 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: 491.5m^3
    - Basin 2: 652.2m^3
- 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 to be at least 1.2m above groundwater level.
- 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 C, Keytech Development Design Ltd, 11/01/2024*. Where it is not possible for ground slopes to fall away from properties, permeable paving driveways shall be lowered for each of the plots by 50mm to ensure that should any exceedance overtop the highway, the preferential flow route shall be towards the permeable driveways and not towards property front doors.

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 flood.team@staffordshire.gov.uk

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.

Staffordshire County Council

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