

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Erection of new detached dwelling and associated landscaping works Land Adj Knott Inn Station Lane Rushton Spencer
Planning application reference	SMD/2024/0025
Type of application	DCON
Date consulted	23/01/2024
Date of response	13/02/2024

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 full planning application.

We have reviewed the Drainage Design Report (L- 00149 – 002, 12th January 2024) and our response is detailed below.

Staffordshire County Council Flood Risk Management position

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

We would however recommend that the condition below is attached to any planning permission to secure the implementation of the scheme in accordance with the submitted documents.

Condition

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

- Drainage Design Report (L- 00149 – 002, 12th January 2024)

As appended by

- Proposed Drainage Layout - 00149/E01 (12.01.2024)
- Construction Details - 00149/E10 Rev A (12.01.2024)

Thereafter the drainage scheme shall be retained and maintained in accordance with the Drainage Design Report listed above.

Advisory

Any works affecting ordinary watercourses as part of the site development are subject to Ordinary Watercourse Consent from Staffordshire County Council, prior to any works being undertaken.

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

