

Lead Local Flood Authority Planning Application response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	SMD/2024/0055
Planning application reference	Erection of a Flexible Energy Facility, associated works, landscaping, and habitat creation. LAND SOUTH OF CELLARHEAD SUBSTATION AND WEST OF Rownall Road Wetley Rocks
Type of application	Full
Date consulted	23/04/2024
Date of response	08/05/2024

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.



General observations/ local flooding information

Flood Zone	Flood Zone 1
Surface water risk	Yes, updated Flood Map for Surface Water shows minor ponding within the development, however, only at the 1000-year return period.
Past flooding	None Known 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	Yes, there is an unnamed ordinary watercourse on the south-western site boundary to which surface water is to be discharged.
Other observations	N/a



RESPONSE

Thank you for consulting us on this full planning application. Our response is detailed below.

We have reviewed the Flood Risk Assessment & Drainage Strategy Report for Land West of Rownall Road, Cheddleton (December 2023).

The drainage strategy outlines that the main site will be drained to an ordinary watercourse located on the south-western boundary at a maximum rate of 30.1 l/s which is the calculated Q/Bar greenfield runoff rate for the land under development.

To achieve a restricted outflow, the outline drainage plan includes an attenuation basin providing approximately 3,300m³ of storage. Due to the topography of the site, a pumped outfall is required to discharge surface water from the attenuation pond to the ordinary watercourse.

For reasons of fire safety, a second pond has been designed in the scheme to provide water for fire suppression and this feature shall always remain separate from the attenuation basin which is for the purpose of attenuation provision only.

Staffordshire County Council Flood Risk Management position

We have no objection to the application at this stage subject to the pre-commencement condition below being attached to any planning permission, to ensure that the full detailed drainage design (including management and maintenance plan) is submitted for review.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Please also consult us again on any future major changes to the proposed development or drainage scheme.

Pre-Commencement Condition

No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The final design must conform to the design detail summarised in the Flood Risk Assessment & Drainage Strategy Report for Land West of Rownall Road, Cheddleton (December 2023), and as shown upon the preliminary surface water drainage layout drawing AVON101/100C/P Revision C in Appendix E of the afore mentioned document.

The design must further demonstrate:

- A surface water drainage system designed in accordance with the non-



technical standards for sustainable drainage systems (DEFRA, March 2015).

- A maximum discharge rate of 30.1 l/s.
- The use of above ground SuDS features to provide the required volume of storage to achieve the restricted discharge rate.
- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements, including pumping arrangement.

Performance calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.

The hydraulic modelling design shall use FEH Rainfall Data and shall apply a 40% allowance upon rainfall to model the impact of climate change.

- A plan showing the total impermeable/ permeable areas of the development layout shall be submitted alongside the drainage design to confirm the contributing areas within the hydraulic model.
- Provision of an acceptable management and maintenance plan to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

To include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved details.

Advisory

Any new outfalls/ headwalls to the ordinary watercourse require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority (Staffordshire County Council).

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

