

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	DOC/2024/0005
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 application relating to the discharge of conditions 1 to 20 upon decision notice SMD/2023/0067.

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

Condition 12 & Condition 19 relate to matters of surface water and drainage.

- Regarding Condition 12 (inclusion of interceptor for water quality), the applicant states that the use of an oil interceptor is not viable due to the shallow drainage.

Considering this, the drainage system demonstrates that surface water generated by paved areas (access road and driveways etc.,) shall be conveyed into 2 bioretention areas. The LLFA consider that this arrangement is satisfactory in the provision of surface water treatment as required by Condition 12.

- Regarding Condition 19 (drainage system), the applicant has provided details of a drainage system upon drawing 00149/E01 (Proposed Drainage Layout) and upon drawing 00149/E10 Rev A (Construction Details).

The Drainage Layout shows that the finished floor level of the property shall be 156.050mAOD which is in line with the requirement for the finished floor level as approved in the submitted Flood Risk Assessment of application SMD/2023/0067.

Staffordshire County Council Flood Risk Management position

The LLFA recommends the discharge of Condition 12 and Condition 19 of decision notice SMD/2023/0067.

The dwelling and its associated surface water drainage system shall be constructed as per the detail shown upon the following drawings:

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

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.

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