

Lead Local Flood Authority Planning Application response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Variation of conditions 4, 5, 14, 16, 19 and 31 relating to SMD/2014/0580 Former Forge Works Congleton Road Biddulph
Planning application reference	SMD/2024/0248
Type of application	Variation of Condition
Date consulted	25/06/2024
Date of response	16/07/2024

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 for varying planning conditions 4, 5, 14, 16, 19 and 31 relating to SMD/2014/0580. Our response is detailed below.

Preamble

We have reviewed the application form submitted with the application which states that the applicant wishes to amend the triggers of the details required by conditions 4, 5, 14, 16, 19 and 31 so that they no longer need to be approved prior to commencement of any development.

Condition 31 relates to surface water drainage and is follows:

- *The development hereby permitted shall not be commenced until comprehensive details of permanent foul and surface water drainage proposals for the site based on SUDS principles have been submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of any of the dwellings hereby approved, the surface and foul drainage scheme for the site shall be implemented in accordance with the approved details.*

Reason:- In the interests of adequate drainage and flood prevention.

Staffordshire County Council Flood Risk Management position

The applicant has not provided sufficient information to demonstrate an appropriate reasoning for changing the trigger point for the submission of the detailed drainage design and has not provided any suggested re-wording of any of the conditions sought for change, including Condition 31.

At this stage, the LLFA would OBJECT to the varying of Condition 31.

Reason: unless an appropriate reason can be demonstrated, the LLFA require that the detailed design of the surface water drainage system be submitted to the LPA prior to any works commencing on site.

This allows for all design amendments to be included within the design prior to the start of any construction works commencing on site.

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

