

From: [Parkin, Caroline \(Corporate\)](#)
To: [Rosie Dinnen](#)
Cc: [Planning \(SMDC\)](#)
Subject: RE: FRM-SMD/2024/0314 & SMD/2024/0313 - Variation of conditions applications - LLFA Response - Rev 1
Date: 13 September 2024 10:06:28
Attachments: [image002.png](#)

Good morning Rosie

Thank you for re-consulting us on the following variation of conditions applications relating to Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge (Phases 1 and 2):

- SMD/2024/0313 - Variation of conditions 2, 33 and 39 relating to SMD/2018/0790.
- SMD/2024/0314 - Variation of conditions 2, 13 and 20 relating to SMD/2021/0418.

Our comments are as follows:

We have reviewed the information submitted including the updated FRA and Drainage Strategy with associated plans and note that the drainage strategy has been updated to change the proposed attenuation within the site from an underground tank to an attenuation pond with change to the basin volume.

The applicant has provided revised MicroDrainage calculations (dated 24/06/2024) which correspond with the proposed attenuation basin layout presented in Drawing No.s R9074-BML-21-00-DR-C-0104 Rev C03 - Schematic Drainage Plan, and, R9074-BML-24-00-DR-C-0100 Rev P5 – Proposed Pond Sketch. These demonstrate that there is sufficient freeboard within the pond to accommodate the 1 in 100 year Climate Change event.

As previously raised, whilst the modelling does not predict flooding up to the 1 in 30 year event, during the climate change simulations, the model predicts flooding within Phase 1 of the development. Earlier versions of the model predicted approximately 87m³ of flooding at manhole SMH1, however, this has increased to 117m³ in the latest version of the model.

Review of the associated plans indicate that flooding is likely to leave the site along the northern boundary and flow towards the highway. As part of earlier consultations, the applicant has indicated that flood water will be directed away from dwellings and into the highway drainage. This will initially congregate within the low point at the site access, to a maximum height of 100mm against the kerb face, and eventually make its way along the A521 gullies and into the new highway system constructed as part of the new access works. Whilst documentation provided by the applicant indicates that Highways England previously raised no objection to the discharge of Conditions application DOC/2020/0049 when this issue was previously discussed; we recommend that this is raised with Highways England to confirm that they are still happy with this approach.

Kind regards

Caroline



Caroline Parkin | Flood Risk Investigations & Projects Officer

Economy, Infrastructure and Skills

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Please note my working days are Monday, Wednesday &

Thursday

From: Rosie Dinnen <Rosie.Dinnen@highpeak.gov.uk>

Sent: Monday, September 9, 2024 2:23 PM

To: Parkin, Caroline (Corporate) <caroline.parkin@staffordshire.gov.uk>

Subject: RE: FRM-SMD/2024/0314 - Variation of conditions 2, 13 and 20 relating to SMD/2021/0418 - LLFA Response

Thank you Caroline, no problem, you seem more on top of things than me, I'm always behind!

From: Parkin, Caroline (Corporate) <caroline.parkin@staffordshire.gov.uk>

Sent: Wednesday, September 4, 2024 11:46 AM

To: Rosie Dinnen <Rosie.Dinnen@highpeak.gov.uk>

Subject: RE: FRM-SMD/2024/0314 - Variation of conditions 2, 13 and 20 relating to SMD/2021/0418 - LLFA Response

Hi Rosie

Thanks for sending the updated information through. I have been on leave and only returned today, but will have a look through the information and get back to you as soon as possible (likely to be next week due to other commitments). I hope that is OK?

Kind regards

Caroline



Caroline Parkin | Flood Risk Investigations & Projects Officer

Economy, Infrastructure and Skills

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From: Rosie Dinnen <Rosie.Dinnen@highpeak.gov.uk>

Sent: Thursday, August 22, 2024 4:15 PM

To: Parkin, Caroline (Corporate) <caroline.parkin@staffordshire.gov.uk>

Subject: RE: FRM-SMD/2024/0314 - Variation of conditions 2, 13 and 20 relating to SMD/2021/0418 - LLFA Response

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Hi Caroline

Further to your recent email, which I shared with the applicant, I have received the attached from Sam Rogers at St Modwen Homes.

Does this assist with answering your queries?

Kind regards

Rosie Dinnen Planning Officer

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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High Peak
Borough Council



From: Parkin, Caroline (Corporate) <caroline.parkin@staffordshire.gov.uk>
Sent: Thursday, August 1, 2024 5:44 PM
To: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>
Cc: Rosie Dinnen <Rosie.Dinnen@highpeak.gov.uk>
Subject: RE: FRM-SMD/2024/0314 - Variation of conditions 2, 13 and 20 relating to SMD/2021/0418 - LLFA Response

Good afternoon Rosie

Thank you for consulting us on the above planning application to vary condition 2 (Plans), and conditions 13 and 20 relating to permission SMD/2021/0418.

Conditions 2 and 13 are relevant to the surface water drainage strategy for the site.

We have reviewed the information submitted and our understanding is that the applicant has submitted an amended drainage strategy which has changed the proposed attenuation from an underground cellular storage tank to an attenuation pond. At this stage insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We require further information to assess the application, including full hydraulic modelling calculations for the wider development area incorporating all phases of the development and the proposed change from an underground tank to attenuation pond. These should correspond with the accompanying documents. In line with SCC SUDS Handbook Local Standard H, it should also be demonstrated that there is sufficient freeboard within the pond.

We also seek clarification to confirm that the application is purely to vary the conditions and the LPA are expecting the applicant to submit further details to discharge the conditions at a later stage?

Kind regards

Caroline



Caroline Parkin | Flood Risk Officer
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