

Lead Local Flood Authority - (LLFA)

Planning Application - Consultation Response

Flood Risk Management Team
Staffordshire County Council

Lead Local Flood Authority - (LLFA)

Planning Application Response

Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Discharge of conditions 4, 5 and 17 of SMD/2024/0176 Brough Park Leisure Centre Ball Haye Road Leek
Planning application reference	DOC/2024/0075
Type of application	Discharge of Conditions
Date consulted	13/09/2024
Date of response	30/09/2024

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 discharge of conditions application.

The applicant seeks discharge of Conditions 4, 5 and 17 of decision notice SMD/2024/0176.

Condition 5 was recommended by the LLFA and covers the detailed design of the surface water drainage system. It should be noted, that whilst condition 4 also refers to the surface water design, it was recommended by Severn Trent Water (STW) and includes the provision of details for the foul water drainage system so the LLFA would not comment upon Condition 4 as surface water drainage is already covered by Condition 5 and the foul water drainage system is out of our remit.

Condition 17 does not relate to matters of surface water flood risk or drainage so has also not been commented upon.

Our response on the discharge of Condition 5 is detailed below.

Staffordshire County Council Flood Risk Management position

Insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that the Condition is not discharged at this time.

The outstanding issues are as below:

1. Review of Drainage Strategy Document (Number 1357-TCM-ZZ-XX-RP-S-1001, Rev P01, August 2024)

Please update the drainage strategy document to confirm the discharge rate for the drainage system in the main body of text and advise how the rate shown on the drawing (4 l/s) has been calculated.

It is stated that permeable will be included in the design and a note is shown on the drawing, however, it is not clear which parking bays are to be lined with permeable paving. Please update the drawing to clearly identify which bays will include permeable paving and include a reference in the key.

Please provide a final detailed drawing of the proposed flow control system and the final detailed design of the attenuation tank.

Please update the drainage drawing to include a Finished Floor Level (FFL) and demonstrate that surrounding ground levels slope away from the FFL of the building to prevent surface water inundation.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received.

Please note that the issues highlighted above are not necessarily exhaustive.

If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

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

