

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	16/10/2024
Date of response	17/10/2024

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. As such, the LLFA would not comment upon the discharge of Condition 4 as the details of the surface water drainage design are 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.

Our response is detailed below.

Preamble

We have reviewed the updated Drainage Strategy (1357-TCM-ZZ-XX-RP-S-1001 Revision P02, 11/10/2024) along with an amended Drainage Layout (1357-TCM-ZZ-XX-DR-C-1002-P04) and Drainage Details Sheet (1357-TCM-ZZ-XX-DR-C-1004-P02).

This report and the associated drawings demonstrate an acceptable drainage strategy, consisting of a gravity-based network of pipes that discharge into the sites' existing surface water drainage network at a restricted rate of 4 l/s.

To achieve the restricted discharge rate, a small attenuation tank has been included in the design to provide approximately 30m³ of storage.

Permeable paving has also been included in the car parking bays in the southern part of the site to provide some initial source control and treatment.

Staffordshire County Council Flood Risk Management position

We are satisfied with the proposals and recommend the discharge of Condition 5 of decision notice SMD/2024/0176.

The development hereby permitted shall not be brought into use until the approved drainage system detailed in the report below has been implemented:-

- Drainage Strategy – Borough Park Leisure Centre, Leek - 1357-TCM-ZZ-XX-RP-S-1001 Revision P02 - 11/10/2024.
- Drainage Layout - 1357-TCM-ZZ-XX-DR-C-1002-P04 – 11/10/2024.
- Drainage Details Sheet 2 - 1357-TCM-ZZ-XX-DR-C-1004-P02 – 21/02/2024.

The drainage system shall be managed in line with the SuDS Maintenance Plan in Appendix F of the above Drainage strategy Document.

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

