

From: [Barna, Roberta \(EXT\)](#)
To: [Rachael Simpkin](#)
Cc: [Planning \(SMDC\)](#)
Subject: SMD/2021/0456 - Froghall Road/Ayr Road - LLFA Response (Rev 2)
Date: 28 October 2024 14:00:46
Attachments: [image001.png](#)

Good Afternoon Rachael,

Thank you for reconsulting us on the variation of conditions application SMD/2021/0456 - Land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue.

Staffordshire County Council Flood Risk Management Position

We have reviewed the information supplied by the applicant and note no amendments have been made to the drainage strategy. We note the applicant wishes to update the original conditions. Conditions 31 and 32 concern drainage, our comments on the proposed wording updates are below:

Condition 31:

Covers both foul and surface water – we would not cover the foul element of this so suggest you get a comment from STW/UU regarding the compliance element of the condition.

Agree that splitting Condition 31 into a compliance condition for Phase 1 and pre-commencement condition for Phase 2.

Condition 31 (compliance)

Phase 1 of the development permitted by this planning permission shall only be carried out in accordance with the Staffordshire SuDS Handbook and the approved drainage document (*40-01, Adoptable Drainage Layout (Detailed Design), Rev P19, RSK, 30.07.21*).

Developer shall ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.

Reason

This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Condition 31 (pre-commencement)

No development on Phase 2a or 2b hereby permitted shall be commenced, with the exception of site remediation works, until drainage plans for the disposal of foul and surface water flows for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details before the development is first brought into use for that phase.

Reason

This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Condition 32

Happy with the revised wording of this condition, but amend to 40% climate change as this is the updated standard.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



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