

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 Condition 2, 3, 4, 5, 6, 16, 17 in relation to application SMD/2024/0239. Vulcan Refractories Brookhouses Industrial Estate Cheadle
Planning application reference	DOC/2024/0082
Type of application	Discharge of Conditions
Date consulted	16/10/2024
Date of response	05/11/2024

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.



Thank you for consulting us on this discharge of conditions application.

The applicant seeks discharge of Conditions 2, 3, 4, 5, 6, 16, and 17 of decision notice SMD/2024/0239.

Condition 5 relates to drainage and is as follows:

- Within three months of the date of the Decision Notice, an amended drainage strategy shall be submitted to and approved in writing by the local planning authority and the development hereby permitted shall be completed and maintained in accordance with the approved details.

Reason:- To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

Our response is detailed below.

Preamble

We have reviewed Drainage Layout Drawing 220530-C2C-XX-XX-C-550-P01 dated 16/09/2024.

This drawing shows a piped drainage system which conveys surface water to the southern end of the development before discharging into an existing, public surface water sewer which in turn discharges to the watercourse on the eastern site boundary via an existing headwall.

A Hydrobrake restricts off site discharges to a maximum rate of 5.2 l/s. To achieve the restricted rate of discharge, attenuation is provided in the form of a below ground geo-cellular crate which has an area of 70m² and a depth of 0.375m as shown in the appended hydraulic calculations.

A petrol interceptor has been included prior to the surface water discharging off site.

In addition, a storm water sump and pump have been included to store and discharge all flows over and above the 30-year storm along with any surface water building up within the southern extent of the site.

The pump has a maximum flow rate of 5.0 l/s and discharges off site to the adjacent watercourse via an additional headwall set at a level of 149.405mAOD which is approx. 1.4m above the existing headwall for the surface water sewer.

This arrangement will allow for surface water to be pumped offsite if the existing headwall to the STW Surface Water Sewer is surcharged.

Staffordshire County Council Flood Risk Management position

We are satisfied with the proposals and recommend the discharge of Condition 5.

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

Drainage Layout Drawing 220530-C2C-XX-XX-C-550-P01 dated 16/09/2024.

The drawing above supersedes Drainage Layout Drawing 220530-C2C-XX-XX-C-500-C06.

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

