

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 12, 14, 18 & 19 relating to SMD/2022/0444 Land East of Cellarhead Substation Rownall Road Wetley Rocks
Planning application reference	DOC/2024/0090
Type of application	Discharge of Conditions
Date consulted	02/12/2024
Date of response	18/12/2024

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 12, 14, 18 and 19 of decision notice SMD/2022/0444.

Condition 18 relates to the provision of a detailed surface water drainage design and a management/ maintenance plan.

Our response 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:

- **Runoff rates**

The approved rate of Surface Water outfall in application SMD/2022/0444 is 15.3 l/s.

The proposed rate in the detailed design is 17.87 l/s.

Please update the application to provide a discharge rate in line with that agreed under planning application SMD/2022/0444.

- **Discharge Point**

There is a note on the drainage plan which states:

‘INDICATIVE LOCATION OUTFALL REQUIRES NEW CONNECTION BELOW ROWNALL ROAD SUBJECT TO FURTHER DETAILS REGARDING FINAL OUTFALL LOCATION AND INVERT LEVEL’.

Please provide additional detail to remove this note and demonstrate that a surface water connection is achievable to the downstream network.

The LLFA are satisfied that an appropriate management and maintenance plan is in place for the site.

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.

