

From: [Koria, Akash \(EXT\)](#)
To: [Planning \(SMDC\)](#)
Subject: FRM Planning - Planning Consultation - SMD/2021/0780
Date: 26 February 2025 13:46:51
Attachments: [image001.png](#)

Good Afternoon Planners,

Thank you for consulting us on this reserved matters planning application. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and there is insufficient detail to fully demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted until this has been resolved.

The outstanding issues are as follows:

1. Drainage Method

The technical note by Ross Meachin titled "LFA Objection Ayr Road, Cheadle (Phase 1) – Ref: SMD/2021/0780" 13/02/25, states that permeable paving has been installed throughout the site, however, this can't be seen on the drainage plan. The adoptable drainage layout 882655-LDE-DR-D-P2 05/02/25 shows permeable paving within the key, however the information is not reflected on the wider plan.

2. Hydraulic Calculations

The hydraulic calculations need to be undertaken using FEH data not FSR.

3. Water Quality

No permeable materials have been proposed. Please provide supporting information to demonstrate that sufficient water quality measures have been incorporated into the design for all sources of runoff. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

4. Exceedance

Exceedance falls cannot fall towards properties and many areas demonstrate this. Plans illustrating flooded areas and flow paths of all areas of hardstanding and soft landscaping in the event of exceedance of the drainage system. To include building FFLs and drainage levels.

5. Maintenance

The maintenance schedule within the landscaping maintenance schedule by TEP does not show how the proprietary drainage system and proposed SuDS will be maintained. Provide a management and maintenance plan for the proprietary drainage system including proposed SuDS with frequencies of each activity to be undertaken for the lifetime of the development. Please state the party/-ies responsible for the maintenance of the proposed surface water system including name, contact details and address details.

6. Finished Floor Levels (FFL)

Ensure FFL's are a minimum of 150mm above back of footpath level.

7. Surface Water CEMP

Provide a surface water construction environment management plan outlining how surface water will be managed throughout the construction phase.

Advice to applicant

Our criteria for an acceptable drainage strategy are laid out in full in the SCC SUDS Handbook, which can be downloaded from our website (<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-planners-and-developers.aspx>).

Regards

Akash

Akash Koria
Flood Risk Projects and Planning Officer



Flood Risk Management Team, Staffordshire County Council
Office Location: Lichfield Highways, Trent Valley Road, Lichfield, WS13 6EU
Mobile:
E-mail:
www.staffordshire.gov.uk

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