

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	NMA/2025/0009
Planning application reference	Non Material Amendment relating to Condition 18 of SMD/2022/0444. Land Adjacent Cellarhead Substation, Rownall Road, Wetley Rocks, Staffordshire
Type of application	Variation of Condition 18 of SMD/2022/0444
Date consulted	08/05/2025
Date of response	08/05/2025

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 planning application, our response is as follows:

Preamble

The design of the approved drainage system is detailed in the Flood Risk Assessment & Drainage Strategy Report of July 2022 (Ref AVON100 Battery Storage Facility, Rownall Road, Staffordshire Moorlands FRA Rev C).

The principle of the design is to limit discharges of surface water from the site to the Q/Bar Greenfield runoff rate. To achieve the restricted rate, a Hydrobrake is to restrict outflows from the site and attenuation/ storage is to be provided in the form of an attenuation basin. The principle of the approved drainage system is that all surface water generated by the development be conveyed to a point of outfall by gravity.

Since submission of the original application (SMD/2022/0444), detailed design work has confirmed that the topography of the Site prevents a gravity connection from the site to the attenuation pond in its previously approved location; therefore, the applicant proposes to vary the wording of Condition 18 to provide documents and drawings which provide the detailed design of a revised surface water drainage system.

In this revision, the drainage basin has been relocated to the southern part of the site which allows conveyance of surface water through, and discharges from, the Site by gravity. The proposed design also better reflects the natural drainage arrangement of the Site prior to development; therefore, it is more suitable than the pumped solution proposed in planning application DOC/2025/0028.

Staffordshire County Council Flood Risk Management Position

The LLFA would recommend approval of the applicants request to vary the wording of Condition.

The wording, and list of approved documents, can be found within the applicant's statement (Non-Material Amendment to Application SMD/2022/0444) and is included below for reference:

Prior to first use of the development, all drainage works shall be undertaken in accordance with the following documents:

- MJF-JBA-XX-XX-DR-D-001 v9 Site Drainage General Arrangement Sheet 1
- MJF-JBA-XX-XX-DR-D-002 v6 Site Drainage General Arrangement Sheet 2
- MJF-JBA-XX-XX-DR-D-003 Manhole-Details

- *MJF-JBA-XX-XX-DR-D-004 Hydrobrake Details*
- *MJF-JBA-XX-XX-DR-D-005 Permeable Surface Details*
- *MJF-JBA-XX-XX-DR-D-006 Pond and Headwall Details*
- *MJF-JBA-XX-XX-DR-D-007 Land Drainage*
- *MJF-JBA-XX-XX-DR-D-008 Exceedance Plan*
- *MJF-JBA-XX-XX-DR-D-009 v4 Drainage Long Sections 1*
- *MJF-JBA-XX-XX-CA-C-000-A1 Transformer Sump Pump Calculations*
- *MJF-JBA-XX-XX-TN-Z-0002-A2 v5 Drainage Proposals & Response to Planning Conditions*
- *MJF-JBA-XX-XX-TN-Z-0001-A2 Maintenance Schedule*
- *MJF-JBA-XX-XX-RP-D-0001 Modelling Outputs*

The proposed development shall be maintained thereafter in accordance with the documents approved above.

Please contact us on if you have any queries about this response.

