

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 8, 12, 13 and 14 in relation to SMD/2023/0263. LAND OFF Draycott, Cross Road, Brook Houses, Cheadle
Planning application reference	DOC/2025/0109
Type of application	Discharge of Conditions
Date consulted	31/12/2025
Date of response	21/01/2026

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 8, 12, 13 and 14 of decision notice SMD/2023/0263.

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:

- **Detailed Design Drawings**

Please provide detailed design drawings of the drainage system and all related infrastructure (manholes, Hydrobrake, attenuation tank) and provide drawings (including cross sections) of the attenuation basin, swale arrangement and headwall arrangements.

The drawing of the basin arrangement shall include detail of the proposed geomembrane/ liner as indicated in the groundwater section.

Please provide details of the pumping system to be installed.

- **Emergency Arrangements**

Please update the design document to include how firefighting water is to be managed, processed and removed from site following the event of a fire. This should include all measures to prevent contaminated water infiltrating and affecting ground water (consider lining permeable areas of the BESS) and prevent any contaminated water from leaving the site or entering the attenuation basin.

Consideration shall be given to the inclusion of infrastructure to isolate the drainage system such as penstocks or valves. Any infrastructure and emergency arrangements shall be included in the management and maintenance plan.

- **Calculations**

Please update the performance calculations to use FEH rainfall data.

- **Management and Maintenance**

Please update the management section to include the type and frequency of maintenance activities for the site's attenuation basin and the pumping system.

Please update the plan to include a named body responsible for undertaking the maintenance regime, inclusive of contact details.

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.

