

**Application Number:** SMD/2025/0412.

**Site Address:** Variation of conditions 1 and 2 relating to SMD/2022/0199 Land Adjacent to Daisy Bank Farm, Uttoxeter Road, Upper Tean, Staffordshire, ST10 4LJ.

**Location Co-ordinates:** Easting 401392 Northing 339081.

## Proposals

Variation of conditions 1 and 2 relating to SMD/2022/0199.

Design now approved is shown by drawing revision 'G'.

The applicant has sent over a suite of detailed design drawings, as shown below:

[illegible]

### Comments upon submitted drawings

- Adoptable Drainage Layout 882930-40-01 Revision P3

This drawing shows the adoptable drainage system; is the permeable paving to be adopted by STW or others? If not, it should be removed from the adoptable drainage drawing and be shown on the private drainage plans or vice versa if they are to be adopted. Is the tank being adopted or to remain private?

**Update drawings as appropriate.**

- Longitudinal Sections 882930-40-02 Revision P2

**No comments on this drawing.**

- Impermeable Areas Plan 882930-LDE-DR-D-40-03 Revision P2

This drawing shows the contributing areas including a 10% allowance for urban creep. The total impermeable area is 0.8ha (8,000m<sup>2</sup>).

**It should be noted that there are no drainage calculation files provided to demonstrate that the contributing impermeable areas shown on this drawing have been modelled correctly (see performance calculation note below).**

- SW Manholes 1-20 Details Sheet 1 of 2 882930-LDE-DR-D-40-09 Revision P2

Provides manhole details for Surface Water manholes up to SWMH8. **OK**

- SW Manholes 1-20 Details Sheet 2 of 2 882930-LDE-DR-D-40-09 Revision P1

**I cannot see this drawing on the planning portal. Presume this drawing details SWMHs 9 to 11 and the HB?**

**General note, there appears to be 11 SW Manholes and the HB, are the drawing titles correct? (i.e., currently shown as 1-20?). Please check and update as necessary.**

- SW Network Manhole Schedule 882930-LDE-DR-D-40-11 Revision P2

Manhole Schedule for all SW Manholes up to S11 and Hydrobrake (S12). This drawing has a title of sheet 1 of 2. **OK, Sheet 2 of 2 relates to FW Manhole Schedule.**

- External Works 882930-40-13 Revision P3

The detail on this drawing shall be included upon the flood routing plan (see comments on this drawing).

- Private Drainage 882930-40-14 Revision P3

This drawing shows a gravity-based drainage system which conveys surface water to the south-western corner of the Site where a Hydrobrake limits offsite discharges to 3 l/s. An attenuation tank is shown to provide storage. Oversized pipes are included in the southern

part of the development and source control is shown in the form of permeable paving in the private roads and driveways. Rain Gardens are included for properties with no front driveway, and a water butt has been included to the rear downpipe of each property. **OK**

- Drainage Construction Details 882930-40-16 Revision P1

**I cannot see this drawing on the planning portal.**

- Flood Routing Plan 882930-LDE-DR-D-40-17 Revision P3

**Please update this drawing to show the level information from the external works drawing and include the adoptable and private drainage infrastructure to demonstrate that any surface water is intercepted by an appropriate feature throughout the development.**

**FFLs shall be 150mm above the surrounding ground where appropriate. If this is not feasible, ground shall slope away from properties where appropriate.**

**Where levels slope towards a property (i.e., driveways and gardens) then a suitable feature shall be included to intercept surface water.**

**Adequate drainage infrastructure shall be included to intercept any surface water prior to flowing towards or over any retaining walls (for example, see rear of property line 12-16 which slopes towards a retaining wall and down towards properties 17-22).**

**Gullies shall be suitably located to pick up surface water generated by the highways and private roads.**

- Private Crate Detail 882930-40-18 Revision P3

**No comments**

- Hydrobrake Detail 882930-LDE-DR-D-40-19 Revision P2

**No comments**

- **Drawing Requirement:** A detailed design drawing is required to show the different types of permeable paving included within the scheme.
- **Drawing Requirement:** A detailed design drawing is required to show the proposed rain gardens.
- Performance Calculations

**Please provide Hydraulic Modelling Calculations for the surface water drainage system to demonstrate the performance for the 2-year, 30-year and 100-year critical storm events.**

**FEH-22 Rainfall data shall be used (FSR is no good).**

**Please ensure the contributing areas match those shown on the impermeable area plan and that climate change is correct.**

- Management and Maintenance Plan

Please provide an updated management and maintenance plan for the scheme, including the type and frequency of management activities for the site's infrastructure, including gullies, manholes, pipework, perm paving, attenuation tank, Hydrobrake and make sure it is clear who is responsible for maintenance.

The plan shall include a named body responsible for undertaken management of any shared/private infrastructure. Please include contact details.