

[REDACTED]

Sent: 14 April 2026 10:47
To: Planning (SMDC)
Subject: FW: FW: App ref SMD/2025/0021
Attachments: 100008-LAN-ZZ-XX-CD-DR-0501 P03.pdf; Well Street Attenuation Tank P02_5ls.pdf

[REDACTED]

Amended drainage scheme and information for online

Please include the emails below

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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Sent: 13 April 2026 22:08

Subject: Fw: FW: App ref SMD/2025/0021

Hi Chris,

Just for your information, please find attached and email below referring to the drainage strategy drawing revision P03, along with the updated calculations for the tank reflecting the reduced runoff rate of 5.0 l/s as requested by the LLFA. The attached emails below provide the relevant correspondence regarding the requirements and details needed for the application approval, as well as responses to comments from Henry Wood.

If you have any questions or would like to discuss anything further, please let me know.

Best regards,

Anzar Maqsood

Sent: Monday, April 13, 2026 8:45:17 PM

Subject: Re: FW: App ref SMD/2025/0021

Hi Anzar,

Please see attached drainage strategy drawing revision P03 along with the revised calculations for the tank with a reduced runoff rate of 5.0 l/s as requested by the LLFA.

In response to the comments from Mr Henry Wood please see below:

1. I have added cover and invert levels for the tank and the manholes within the site. These are interpolated relative to the levels given on the Severn Trent Sewer records as the topographical survey was set to a local datum of 100m AOD. I am confident in the accuracy of the levels to demonstrate a gravity connection is feasible but further level survey to Ordnance Datum may be required in future.
2. The water butt and rain garden are clearly shown, adjacent to the bike racks.
3. Detailed design drawings can follow under the condition discharge as mentioned.
4. There is no finished floor level provided on the proposed building layouts so I have made a note that this is subject to the Architects' final layout. My understanding is that FFLs are to remain as existing but please confirm.
5. Calculations are provided, for all storms up to and including the 1 in 100 year plus 40% climate change event. I have used FSR rainfall data as I do not currently have access to the FEH data but as the tank is able to comfortably cater for this extreme storm event I do not anticipate any material detrimental difference between the FSR and FEH data in this instance, especially when the redundancy within the upstream pipe network and permeable paving is taken in to account.

I trust this now addresses all of Henry's concerns, I feel he may have been sent the wrong/an outdated drawing in the first instance.

If there are any further questions or clarifications needed, please do not hesitate to contact me by email or phone.

Many thanks

Yusuf Lawson

Sent with [Proton Mail](#) secure email.

On Friday, 10 April 2026 at 15:40, AK Innovative Design Solution Ltd [REDACTED] wrote:

Hi,

Just wanted to share these emails with you for your reference. Please see both emails below regarding the requirements and details needed for the application approval. Let me know if you have any questions or need to discuss anything further.

Best regards,

Anzar



DIRECTOR

Anzar Maqsood | Khuram Ghufar

[Redacted]

[Redacted]

[Redacted]

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Afternoon Anzar

Just received your email now, just before I was about to send this!

The email below from Henry Wood confirms what he is going to need up front before the application can be approved, if you agree to the reduced discharge rate .

What is required now is highlighted **in bold**, along with, helpfully, the reasons why the details are needed prior to approval. The rest can be dealt with by way of planning conditions attached to a planning permission although you do have the option of course to submit these details beforehand to reduce the need for conditions at the later stage. This would take longer to assess however and the application may have to be deferred to May Committee.

If the information requested in bold is submitted before Tuesday, then Henry is able to have a look at it on Tuesday in time for the committee report deadline at the end of that day.

Regards

Chris Johnston Senior Planning Officer

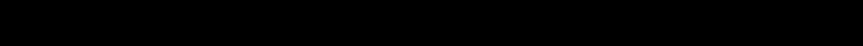
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Sent: 10 April 2026 14:12


Subject: App ref SMD/2025/0021

Hi Chris,

If the applicant were to agree to a discharge rate of 5 l/s (not 2 l/s as per my last response), I can look to provide a conditional response. We do obviously need a level of detail to demonstrate that the design can work as I do not want to advise yourself to approve an application that has issues later on. For example, without any levels on the plan for the drainage, I cannot tell whether a gravity connection is possible from the tank to the combined sewer. They are proposing a new connection so if a gravity connection is not feasible, a pump would need to be installed and this makes the drainage system more complicated.

I have requested 5 things in my attached response, as a bare minimum I need:

- The design drawing shall include all relevant design detail, such as pipe diameter, gradient, manhole diameter, cover and invert levels **(needs to be provided to demonstrate a gravity connection is feasible, from the proposed tank to the sewer as a new connection is proposed)**.
- The design drawing shall include the location of features to provide recycling of non-potable water, such as water butts and rain gardens **(these can be marked on a plan and designed in detail at a later stage)**.
- Detailed design drawings shall be provided for the drainage infrastructure, permeable paving, attenuation tank and Hydrobrake (these do not need to be provided now, can come under a condition)
- The design drawing shall include all relevant level information, including Finished Floor Levels and levels of the surrounding ground **(Finished Floor Levels shall be confirmed** but the remaining level detail could be provided under condition).
- Drainage Calculations shall demonstrate the performance of the drainage system for a range of return periods and storm durations. The calculations shall use FEH Rainfall Data and include appropriate allowance for climate change **(I need these calculations as they will demonstrate how much storage will be required and whether they can fit this in the layout if space is tight, with a reduced runoff rate)**.

At the minute we basically have a plan with some arrowed lines on it. This plan can be updated to show a design is achievable in principle but it does require more work, particularly with levels.

I do have availability on Tuesday if information can be submitted back to me by then.

Many thanks

HENRY WOOD | Flood Risk Officer

SCC Lead Local Flood Authority

Third Floor, Staffordshire Place 1

Tipping Street, Stafford, ST16 2DH

www.staffordshire.gov.uk

-----Original Message-----

Sent: 10 April 2026 12:51

Subject: RE: Rev Plans Gen External Consultation - App ref SMD/2025/0021
Importance: High

Hi Henry

Further to our phone conversation yesterday in which you agreed to a run off reduction, in principle, to 5 l/s. "with conditions", are the requests you have listed below those that you would be prepared to condition if the 5 l/s rate was accepted by the applicant? Or would they still need to submit these details up front for your approval before you remove your objections?

Those requested details are as follows:

The design drawing shall include all relevant design detail, such as pipe diameter, gradient, manhole diameter, cover and invert levels.

The design drawing shall include all relevant level information, including Finished Floor Levels and levels of the surrounding ground.

The design drawing shall include the location of features to provide recycling of non-potable water, such as water butts and rain gardens.

Detailed design drawings shall be provided for the drainage infrastructure, permeable paving, attenuation tank and Hydrobrake.

Drainage Calculations shall demonstrate the performance of the drainage system for a range of return periods and storm durations. The calculations shall use FEH Rainfall Data and include appropriate allowance for climate change.

I would be grateful if you could respond later today if at all possible

Many thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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HENRY WOOD | Flood Risk Officer
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From: Chris Johnston <Christopher.Johnston@StaffsMoorlands.gov.uk>
Sent: 10 April 2026 15:24
To: AK Innovative Design Solution Ltd <ak.ids@hotmail.com>
Subject: FW: App ref SMD/2025/0021

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