

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	DOC/2025/0061
Planning application reference	Discharge of Conditions 3, 7, 9, 11, 12, 14, 15, 18, 19, 21,22, 23, 24 in relation to application SMD/2022/0088. Advance Proteins Ltd Bones Lane, Cheddleton
Type of application	Full
Date consulted	10/08/2026
Date of response	01/09/2026

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 is seeking discharge of Conditions 3, 7, 9, 11, 12, 14, 15, 18, 19, 21, 22, 23, 24 in relation to application SMD/2022/0088.

Condition 19: No development shall begin until a Surface Water Drainage Design (SWDD) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must amongst other matters demonstrate the following:-

- a. Finalised Detailed Proposals - Final detailed drainage drawing showing the location of all downpipes and gullies and how they connect with the main drainage network. In addition, the applicant shall submit basic construction details/ drawings for the proposed manholes, filter drains and the green roof. (Reason: to ensure all impermeable areas are connected to the proposed drainage system and that construction detail for the SuDS features are submitted at the planning stage).
- b. Confirmation of Ditch Capacity and Outfall - Additional evidence (capacity calculations along with additional photographs and/ or a survey) to show that the existing land drains and ditches have the capacity to convey runoff emanating from the proposed site. In addition, confirmation that the land ditches connect to the Consall Brook to the south of the site. (Reason: The photographs shown in the land contamination report and the photographic log display ditches which are overgrown, not well defined and may lack the capacity to convey discharges emanating from the development site)
- c. Maintenance and Management - Details of a named individual, developer, or management company to undertake the advised management/ maintenance plan as attached within Appendix C of the FRA. (Reason: to ensure the required management and maintenance of the drainage system is undertaken during the lifetime of the development).

Our response is detailed below.

Preamble

We have reviewed the revised Drainage Strategy Document (Project No. 2191 – Revision A dated 7th August 2026). This report demonstrates an acceptable drainage strategy, consisting of a building with a green roof, an attenuation tank and detention basin, and a southern outfall to a watercourse restricted to 8.2 l/s.

Staffordshire County Council Flood Risk Management Position

We are satisfied with the proposals and recommend the discharge of Condition 19 in relation to application SMD/2022/0088.

The development hereby permitted shall not be brought into use until the approved drainage system detailed in the report below has been implemented:-

- *Drainage Strategy Document - Project No. 2191 - Revision A - 7th August 2026.*

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

