

**Contact:** Please contact the Local Planning Authority

**Date:** 12 July 2022

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority to comment on the below application.

### PLANNING APPLICATION CONSULTATION RESPONSE

<b>Application Number:</b>	3/2022/0588
<b>Proposal:</b>	Discharge of Conditions 10 (Surface Water Drainage) and 11 (Surface Water Pollution Prevention) of planning application 3/2021/0076.
<b>Location:</b>	Queen Mary Terrace and Bridge Terrace, Mitton Road, Whalley, BB7 9JS

The Lead Local Flood Authority is a statutory consultee for major developments with surface water drainage, under the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is in this capacity this response is compiled.

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority whether any such recommendations are acted upon. The comments given have been composed based on the extent of the knowledge of the Lead Local Flood Authority and information provided with the application at the time of this response.

#### **Lead Local Flood Authority Position**

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 10** on planning decision 3/2021/0076 on the basis of:

- The applicant has stated that the requirement for flood exceedance routes is not applicable in this sense as 'there is no flooding across the site for the 100-year storm'. The applicants drainage calculations however demonstrate a areas that are at risk of surcharging or of flood risk, therefore it is important that the development has been designed so that in the event of surface water flooding, which could for example occur from the drainage system , the site has been developed so that flows exceedance flows are directed away from the areas of

2 being most vulnerable and the finished floor levels have been taken into due consideration with these flow paths. Flood Exceedance routes are to assess the post development surface water flow paths that will occur as a result of any rainfall event that exceeds the 1 in 100 year (+40% CC), or as a result of the drainage system blocking/failing.

- It is unclear how the applicant has applied the urban creep allowance within their drainage calculations or within the calculated impermeable area of the site, this will need to be clearly demonstrated how it has been applied.

### **What this response DOES NOT cover**

This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority.

The applicant is encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

### **Material Changes or Additional Information to this Planning Application**

If there are any material changes to the submitted information or additional information provided after this Lead Local Flood Authority response to the Local Planning Authority which impact surface water, the Local Planning Authority is advised to re-consult the Lead Local Flood Authority. Please be aware this will be classed as a re-consultation with a full 21-day response time. Re-consultations should be sent to our identified mailbox.

Please send a copy of the decision notice to our identified mailbox.

Yours faithfully,

**Harry McGaghey**

Lead Local Flood Authority