

Contact: Please contact the Local Planning Authority

Date: 21 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

Application Number:	3/2022/0588
Proposal:	Discharge of Conditions 10 (Surface Water Drainage) and 11 (Surface Water Pollution Prevention) of planning application 3/2021/0076.
Location:	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 failed to provide drainage calculations for Parcel B.
- The applicant has failed to provide evidence of how an urban creep allowance has been applied to the development. The applicant should either include the urban creep allowance within the drainage calculations or demonstrate how the urban creep allowance has been incorporated into the impermeable area, inline with the methodologies laid out in the CIRIA SuDS manual.

- The applicant has failed to provide a flood water exceedance route. This is to ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property, as stated in Standard 9 of the DEFRA Technical Standards. The Lead Local Flood Authority makes note to the applicant that S11 and S27 from Parcel A, show a flood risk in a 100 year event and the stresses the importance of an exceedance route as these manholes show cover levels lower than the cover levels of S12, and at present indicate that if flooding were to occur at these points, the surface water would pond due to surface water not being able to travel uphill.

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