

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

**Date:** 25 June 2024

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>	3/2024/0451
<b>Proposal:</b>	Approval of details reserved by conditions 5 (SW drainage), 6 (Construction SW drainage plan) 10 (Construction Traffic Management Plan) and 13 (vehicular access) of planning permission 3/2023/0156.
<b>Location:</b>	Dog and Partridge Hesketh Lane Chipping PR3 2TH

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, 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 5** on planning decision 3/2023/0156 on the basis of:

- The applicant as failed to provide evidence of an urban creep allowance applied to the development, as specified in the wording of the condition.
- The applicant has failed to provide a drainage layout that clearly identifies the specific surface water manholes, at present these are all labelled as SW IC, therefore it is difficult to cross references these with the calculations.
- The applicant has failed to provide a sufficient flood water exceedance plan that demonstrates how surface water will convey throughout the site in the event of the

**Lancashire County Council**

PO Box 100, County Hall, Preston, PR1 0LD



surface water drainage system flooding. The applicant should provide a flood exceedance route plan that corresponds with the proposed surface water drainage layout for the development.

- The applicant has failed to provide evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 6** on planning decision 3/2023/0156 on the basis of:

- The applicant has failed to provide evidence of how siltation and pollutants will be mitigated against from entering the existing or proposed surface water system during the construction phase.

### **Lead Local Flood Authority - Site-Specific Advice**

The following advice is provided to inform the applicant and the Local Planning Authority of our expectations:

The applicant has stated on the drainage layout that the finished floor levels are TBC (to be confirmed), although the current proposals are acceptable in principle in relation to being set a minimum of 150mm above the adjacent ground levels and covers levels, should there be any possibility that these might be reduced, the Lead Local Flood Authority expects this information to be finalised at this time before a recommendation for discharge of the final detailed drainage design condition to be confirmed.

The applicant should ensure that any surface water flows that are generated onsite during the demolition and construction phases and are directed to either the existing drainage system or the proposed drainage system are discharged at a rate that does exceed the post development discharge rate

If the applicant wishes to discuss any aspects of this response with the Lead Local Flood Authority, they can do so through our [planning advice service](#).

### **Lead Local Flood Authority – General Advice**

The Lead Local Flood Authority's general advice is provided through the [Lancashire SuDS Pro-forma and accompanying guidance](#). All applications for major development are expected to follow this guidance and submit a completed SuDS pro-forma.

### **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 note that should the Local Planning Authority make a decision on this application contrary to our advice, then we will be unable to support this application in an appeal or at any future discharge of conditions stage relating to conditions that the Lead Local Flood Authority have not recommended.

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

Yours faithfully,

**Harry McGaghey**

Lead Local Flood Authority

