

Contact: Please contact the Local Planning Authority

Date: 27 September 2024

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:	3/2024/0726
Proposal:	Approval of details reserved by conditions 4 (construction management/method), 5 (site access and off site works of highway mitigation), 11 (car park surface water drainage), 17 (surface water drainage) and 18 (surface water and pollution prevention) on planning permission 3/2020/0911.
Location:	Shackletons Garden Centre Clitheroe Road Chatburn BB7 4JY

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 17** on planning decision 3/2020/0911 on the basis of:

- The applicant has failed to provide evidence of flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.

Lancashire County Council

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



- The applicant has failed to provide evidence of Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building to confirm minimum 150mm+ difference for FFL.
- The applicant has failed to provide sufficient evidence showing the results of the investigations undertaken on the existing drainage systems that the proposed surface water drainage system is to connect into. Further evidence is needed to demonstrate, that these systems are in a sufficient condition and have sufficient capacity to accept the runoff generated by the proposed development, without resulting in an increased risk of flooding onsite or elsewhere. This is a critical issue given the historical surface water flooding previously experienced by the development, as referenced in Section 3.3.2 of the approved Flood Risk Assessment and Drainage Statement (Reference 10301 Rev 3, Dated 24/11/2021).

The Lead Local Flood Authority is able to **recommend the discharge of condition 18** on planning decision 3/2020/0911.

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 should ensure that surface water will be discharged from the temporary drainage system during the construction phase and the proposed settlement pond at a restricted rate, similar to that as the proposed discharge rate to the northern discharge location post development.

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 McGahey

Lead Local Flood Authority

