

Contact: Please contact the Local Planning Authority

Date: 06 May 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:	3/2022/0166
Proposal:	Discharge of conditions 4 (Highways), 8 (CEMP), 11 (Drainage) and 12 (Drainage verification) of application 3/2021/0076
Location:	Queen Mary Terrace and Bridge Terrace, Mitton Road, Whalley

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 **unable to recommend the discharge of conditions 11** on planning decision 3/2021/0076.

- The applicant has failed to provide robust evidence of how surface water will be managed throughout the construction phase. For the avoidance of doubt the applicant should provide evidence where surface water will be held during the construction phase and how this surface water will be disposed of at a restricted rate, so as to not cause flooding onsite or elsewhere. Evidence should also reflect how the applicant will prevent pollution from leaving the site into any ground water or surface water, including watercourses. Siltation of any system, whether it being

watercourse or sewer can have the potential to decrease capacity and casuse blockages, thus leading to flooding.

The Lead Local Flood Authority is **unable to recommend the discharge of conditions 12** on planning decision 3/2021/0076.

- The applicant has failed to provide robust evidence of a management and maintenance plan for the lifetime of the development. This will demonstrate how and when the implemented drainage system managed and maintained.
- The applicant has failed to provide robust evidence of the verification report aspect of this condition, which will demonstrate how the sustainable drainage system has been constructed in accordance with the approved drawings and is fit for purpose.

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,

