

From: [Rachael Simpkin](#)
To: [Planning \(HPBC\)](#)
Subject: FW: DOC/2023/0045 *updated response*
Date: 10 September 2024 19:58:28
Attachments: [image003.png](#)
[image005.png](#)

Hi Planning Support,
For the file please.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council |

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From: Jo Crawshaw-Moore (Place) <Jo.Crawshaw-Moore@derbyshire.gov.uk>

Sent: 10 September 2024 19:44

To: Rachael Simpkin

Cc:

Subject: RE: DOC/2023/0045 *updated response*

Good Afternoon Rachel,

Thank you for providing additional information to the Lead Local Flood Authority (LLFA) on 24/07/2024 in relation to the above planning application.

We are unable to recommend discharge of conditions 13 & 14 until the applicant has provided further information for condition 13.

There remain some discrepancies between the drainage drawings and modelling calculations within the Drainage Design Summary Report, Revision P03 as follows:

Central catchment

- The dimensions of tanks CS2.4 and CS2.3 are bigger in the calculations than on the Proposed Drainage Details Sheet 2 drawing (4152-P2).
- The invert level of tank CS2.2 differs between the calculations and the Proposed Drainage Details Sheet 2 drawing (4152-P2).
- The total area of the catchment is smaller in the calculations than on the proposed Drainage Catchment Plan Sheet 2 drawing (4003-P1)

East catchment

- The dimensions of tanks CS3.1 are smaller in the calculations than on the Proposed Drainage Details Sheet 2 drawing (4152-P2).
- Manholes S3.04 & S3.09, downstream of the flow control, appear to receive flows from areas marked on the Proposed Drainage Catchment Plan drawings as "Vehicular/pedestrian areas continue draining to sewers as per existing conditions". Even if the areas will continue to drain at an unrestricted rate as per existing conditions, they should be included in the modelling calculations to ensure the proposed drainage system can accommodate the flows.

As the site and drainage outfalls are within Flood Zone 3, the modelling calculations for all 3 catchments should also be run with surcharged outfalls, as well as clear outfalls, to demonstrate how the system will perform under flood conditions.

Thank you.

Kind regards,

Jo

Jo Crawshaw-Moore | Senior Technician
Flood Risk Management
Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

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County Hall
Bank Road
Matlock
Derbyshire
DE4 3AG

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From: Rachael Simpkin
Sent: Wednesday, July 24, 2024 1:50 PM
To: Place Flood Team (Place)
Subject: FW: DOC/2023/0045 *updated response*

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Dear LLFA,
Please find link below to access the revised FRA and drainage strategy as per the covering letter.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

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From: George Bissett

Sent: Thursday, July 11, 2024 2:58 PM

To: Rachael Simpkin

Subject: RE: DOC/2023/0045 *updated response*

Hi Rachael,

Please see via the below link the engineer's response to the LLFA's comments:

 [Response to LLFA](#)

Please can the letter and Enclosures be shared with the consultee?

I understand that Craig should be back from leave now. Seeing as this application is now over a year old, please could you chase for the Trees comment?

Best wishes,

George

George Bissett
Assistant Planner

w: enabl.uk

a: 16 Old Market Place, Altrincham, WA14 4DF



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From: Rachael Simpkin

Sent: Thursday, June 20, 2024 4:26 PM

To: George Bissett

Subject: RE: DOC/2023/0045 *updated response*

Hi George,

Fine thank you and likewise.

Please see LLFA comments received today below:

“Thank you for providing additional information to the Lead Local Flood Authority (LLFA) in relation to the above planning application. Apologies for the delay in our response. We are unable to recommend discharge of conditions 13 & 14 until the applicant has provided further information:

Condition 13

- A plan showing above ground flood pathways (where relevant) for events in excess of the 1% probability annual rainfall event, to ensure exceedance routes can be safely managed.
- A plan detailing the impermeable area attributed to each drainage asset
- In the O&M manual in appendix F of the Drainage Design Summary Report (8.2819-CCL-XX-00-RP-C-4000-P01 received on 14/06/2023)
 - Complete sections 2.6 & 2.7
 - Insert the correct tables in sections 3.4.1, 4.4.1 & 6.4.1
- There are discrepancies between the latest versions of the Proposed Drainage Plan drawings (4011-P05, 4012-P05 & 4013-P04 received on 30/04/2024), the he latest versions of the Proposed Drainage Details drawings (4151-P02, 4152-P02 & 4153-P1 received on 06/02/2024) and the modelling calculations in the appendices of the Drainage Design Summary Report (8.2819-CCL-XX-00-RP-C-4000-P01 received on 14/06/2023). Please provide versions which correspond with each other.
- Modelling calculations should include climate change allowances of 40% for the 3.3% annual rainfall event and 45% for the 1% annual rainfall event in line with the latest Environment Agency guidance for the location.

Condition 14

Information relating to this condition is provided in Section 3.5 of the Drainage Design Summary Report (8.2819-CCL-XX-00-RP-C-4000-P01 received on 14/06/2023).

- Clarify whether the construction phase drainage will rely only on existing drainage.
- How will runoff be directed towards drains?

- How will pollution/silt within runoff be controlled?"

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

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From: George Bissett

Sent: Friday, June 14, 2024 11:00 AM

To: Rachael Simpkin

Subject: RE: DOC/2023/0045 *updated response*

Hi Rachael,

I hope you are well.

Following the confirmation from UU, we have been in liaison with the Head of Service who has informed us that the Arboriculture Officer has been on sick leave and is expected back in a week's time.

One query we have still not had clarity on is whether this application needs comment from County Planning (Flood Risk Management), as they are listed on the website as a consultation. Is this consultation covered by United Utilities? Or is this a separate consultee who still needs to comment? Please can you advise?

Best wishes,

George



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From: George Bissett

Sent: Friday, April 26, 2024 4:15 PM

To: Rachael Simpkin

Subject: RE: DOC/2023/0045 *updated response*

Hi Rachael,

Thank you for confirming this. From this position, we would understand that this supersedes any previous objections from UU to conditions 13, 14 and 20.

Does this application require comment from County Planning (Flood Risk Management), and if so has this been requested/chased?

Thanks and have a great weekend.

George



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From: Rachael Simpkin

Sent: Thursday, April 25, 2024 1:36 PM

To: George Bissett

Subject: RE: DOC/2023/0045 *updated response*

Hi George,

UU specifically comment on Condition 16 (drainage) confirming no objections to the revised submission and confirm they have no comments to those other conditions as listed.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)

(She/Her)

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From: George Bissett

Sent: Tuesday, April 23, 2024 2:45 PM

To: Rachael Simpkin

Subject: RE: DOC/2023/0045 *updated response*

Hi Rachael,

Thank you for the update. Am I correct that UU's lack of comment on conditions 6, 8, 9, 13, 14, 17 and 20 effectively supersedes their previous objections to these conditions being discharged? (i.e. they can now be discharged?)

Can you also confirm whether comment is required from County Planning (Flood Risk Management), and if so has this been requested/chased?

Thank you for chasing Trees again.

Best wishes,

George



George Bissett

Assistant Planner

w: enabl.uk

a: 16 Old Market Place, Altrincham, WA14 4DF

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From: Rachael Simpkin

Sent: Tuesday, April 23, 2024 2:36 PM

To: George Bissett

Subject: FW: DOC/2023/0045 *updated response*

Hi George,

Please find attached UU comments.

I am still awaiting tree comments and have chased these.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council |
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From: Rimmer, Gemma

Sent: Thursday, April 11, 2024 3:55 PM

To: Planning (HPBC)

Cc: Rachael Simpkin

Subject: DOC/2023/0045 *updated response*

Please find attached, our response regarding your ref: DOC/2023/0045

Contact details for any queries which may result from this response:

For applicants / developers

Should the applicant have any queries regarding the attached response, they can contact our Developer Services team by email as follows:

Drainage / wastewater infrastructure: WastewaterDeveloperServices@uuplc.co.uk

Water supply / water infrastructure: DeveloperServicesWater@uuplc.co.uk

Alternative ways to contact the team are also included within the letter (*see section 'Contacts'*).

Local planning authorities / Planning Officers

Please direct any queries &/or additional information to our Planning team at

Planning.Liaison@uuplc.co.uk

To enable us to answer enquiries as quickly as possible, we request enquiries are not sent to multiple mailboxes – this will delay our response.

Many thanks in advance.



Gemma Rimmer

Planning Analyst

Planning, Landscape and Ecology

Asset Management

Email: Planning.Liaison@uuplc.co.uk

unitedutilities.com

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