

Subject: RE: External Consultation Letter - App ref DOC/2024/0078
Date: 04 October 2024 12:09:28

Good Morning Rachael,

Thank you for consulting the Lead Local Flood Authority (LLFA) in relation to the above planning application. Apologies for the delay in our response.

We are unable to provide an informed comment until the applicant has provided further information:

Condition 16

- The drainage strategy at outline planning stage proposed permeable paving for the car parking areas. Why does this not appear in the current drainage strategy?
- On the 'Proposed Drainage Strategy' drawing (SK240-P03) a foul water drain is shown as connecting into soakaway 1. Please clarify if this is an error.
- Please include on the 'Proposed Drainage Strategy' drawing (SK240-P03) pipe sizes, gradients and numbers and manhole numbers, cover and invert levels.
- Detailed drawings of the drainage features: soakaways, filter drains, catchpits, manholes
- Modelling calculations including all inputs, half drain times and the critical results for the (3.3% + 35) and (1% + 40) annual rainfall events. Note that the MADD factor should be set to zero and Cv values should be set to 1.
- Production of a plan showing above ground flood pathways 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 SuDS Maintenance Manual, for soakaways please include inspection inside the crate for silt build up and inspection to ensure emptying is occurring.

Condition 18

- Temporary filter drains are proposed at the site entrance in which "surface water captured will outfall straight through the base with the filter material removing silt and sediment". Please provide detailed drawings of these filter drains indicating the nature of the fill material to ensure that silt will be captured.
- Will there be inlet manhole silt traps on the temporary soakaways?

Thank you.

Kind regards,

Jo

**Jo Crawshaw-Moore | Senior Technician
Flood Risk Management**

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-----Original Message-----

Sent: Wednesday, June 12, 2024 1:38 PM

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