Lead Local Flood Authority Comments – Revision 31/07/25

Planning Application No	25/01764/OUT
Previous Planning Application / PreApp Nos	
Site Location & Parish	Land At Grid Ref 348876 359298, Greenlands, Tattenhall, Chester
Description	Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).

Planning Application	**OUTLINE / ~~FULL / REM / DIS~~**
Sufficient information provided to review SuDS proposals?	**Yes / ~~No~~ (provide info in notes below)**
Drainage strategy & design of SuDS suitable for this stage of application?	**Yes / ~~No~~ (provide info in notes below)**
Land Drainage Consent / Flood Defence Consent Required?	**Yes / ~~No~~ (provide info in notes below)**
Sequential Test required?	**~~Yes~~ / No (provide info in notes below)**

Summary

The proposed site is largely in Flood Zone 1 except for the southern boundary associated with Keys Brook which is within Flood Zone 2 and 3. The site is largely at very low risk of surface water flooding except for some topographical low spots.

No detailed geotechnical investigations have been undertaken to ascertain the infiltration rates for the site to understand the feasibility of soakaways.

The proposed drainage plan is to connect into Key Brook at Qbar and indicative flow calculations have been provided.

Further details to be provided at detailed design stage confirming the drainage hierarchy has been followed, hydraulic calculations and overland flow routes for blockage and exceedance of the drainage system along with confirmation of adoption and management and maintenance plan.

Observations

None

Subsequent Reporting

None

Conclusion

No development shall commence until full details of a scheme for a sustainable drainage system to serve the site, including a timetable for and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement, have been submitted to and approved in writing by the Local

Planning Authority. The approved scheme must be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system must be managed and maintained in accordance with the approved scheme. Details of a scheme for a sustainable drainage system must be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development.

Reason - This pre-commencement condition is required to prevent the increased risk of flooding both on and off site and ensure satisfactory drainage facilities are provided to serve the site.

Informative Note: The following should be provided as part of the drainage submission to discharge the condition:

a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +45% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
b) Details of the site investigation (including details of ground water depths and land contamination) and test results in accordance with BRE 365 guidance to confirm infiltrations rates;
c) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate for an existing greenfield site;
d) Provide SuDS in accordance with Paragraph 182 of NPPF to include multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity;
e) Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity. The flood water should be routed away from the buildings and towards the less vulnerable areas. A layout with overland flow routes needs to be presented.
f) Secure arrangements for adoption/connection by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement of SuDS, watercourses and water bodies;
g) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance, of all elements of the sustainable drainage system including:
    1. mechanical components;
    2. on-going inspections relating to performance and asset condition assessments and;
    3. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
h) Ensure ground levels are not raised.
i) Ensure finished floor levels are set to a level stipulated by the NPPF to ensure no flooding in the stipulated storm events.
j) Confirm owner and maintainer of assets.
k) Provide O&M manual for SUDS following best practice guidance.
l) Provide management plan for the maintenance of Key Brook which bounds the site.