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To	Planning Officer	Place Directorate
Copy to	Planning.contact@salford.gov.uk	Place Directorate
Date	24 October 2022	Reference See application number
Subject	CONSULTATION RESPONSE (FLOOD RISK AND DRAINAGE)	

Application Number: 22/79826/FUL

Proposal: Creation of new vehicular access and parking area to front of existing semi-detached house and erection of new detached dwelling including altered vehicular access and creation of new pedestrian access to front.

Location: 106 Rocky Lane Eccles Salford M30 9LY

I have reviewed the above planning application consultation and have the following comments:

Flood Risk

The site is in Flood Zone 1 and is less than 1ha. However, due to a high risk of surface water flooding, proximity to watercourse and significant changes in levels, a flood risk assessment is required.

The development is classed as More Vulnerable owing to its residential use.

This is deemed to be appropriate in this flood zone.

The ASTGW indicates that the risk class for this 1km map square is between 50 and 75% for groundwater flooding. Pending consultation with the BGS and further site investigation, ground levels should not be changed particularly within 1m of the site boundaries, and finished floor levels should be at least 300mm above surrounding ground.

Drainage strategy

This is a major development for which SuDS are required. Please ask the applicant to complete the attached North West SuDS Pro Forma.

The applicant has provided a drainage strategy, however it lacks conclusive proposals. The applicant should submit accompanying plans and calculations, indicating exceedance flows, discharge location, rates and use of SuDS.

All drainage works are to be carried out in accordance with the relevant building regulations.

Other

The applicant has liaised with United Utilities, see document: UU_United_Uilities_79826_DC-22-3450_12.10.2022 for reference. The drainage design must adhere to the comments set out there within.

Recommended conditions

(Refer to <http://www.salford.gov.uk/planning-building-and-regeneration/planning-policies/local-planning-policy/other-local-planning-policies/flood-risk-and-development-planning-guidance/>)

1)	(FRD1)	A Flood Risk Assessment is required.
2)	(FRD11)	The applicant should demonstrate that the disposal of surface water from the site will not exacerbate existing flooding.
3)	(EN19)	No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods and which includes details of how water quality will be improved, and how existing surface water discharge rates reduced, has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented prior to first occupation or use of the development hereby approved unless alternative timescales have been agreed in writing as part of the strategy.