

From: Shada Hasan (Place) <Shada.Hasan@derbyshire.gov.uk>
Sent: 02 March 2022 10:33
To: SDDC Planning Applications
Subject: LLFA Response SDDC_13 Application ref. DMPA/2021/1878: Consultation on planning application

Dear Steffan

We have reviewed the application and FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY prepared by SDA design consultants, dated 16 December 2021, Document reference number 79400194. The site falls under flood zone 1,

From: Planning Applications <planningapplications@southderbyshire.gov.uk>
Sent: 02 February 2022 14:36
To: Place Flood Team (Place) <Flood.Team@derbyshire.gov.uk>
Subject: Application ref. DMPA/2021/1878: Consultation on planning application

Erection of 3 commercial units (Use Class E(g) and B8) at Land at Tetron Point, William Nadin Way, Swadlincote

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2021/1878>.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **25/02/2022**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil [the tests for imposing conditions](#) as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence ([pre-commencement conditions](#)) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders



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