

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**9<sup>th</sup> September 2025**

**Agenda Item 4**

**Application Ref. 24/00619/FUL**

**Land At Moss Lane, Madeley**

Since the publication of the main agenda report, the **Lead Local Flood Authority (LLFA)** has provided additional comments, confirming that they cannot support the application in its current form. Concerns are raised regarding the absence of a suitable drainage strategy for the development, given that the site is effectively a storage basin for surface water from surrounding land. In addition, extra information is requested regarding water quality, hydraulic modelling, a capacity assessment for the outfalling culvert and finished floor levels. The LLFA also raise concerns regarding the potential discharge of surface water towards the adjacent railway line.

**United Utilities** have provided comments on the application, confirming that the applicant should contact them at technical approval stage if this application is permitted.

A further 2 letters of representation have also been received from local residents, raising the following objections:

- Highway safety concerns, congestion and parking issues in the locality would be increased;
- Flooding/drainage issues;
- Impact on septic tank on the land which dates from 1860s;
- Overlooking of neighbouring properties.

**Officer's comments**

Given the concerns raised by the LLFA, Officers recommend that the application is **DEFERRED** to enable the applicant to provide an updated drainage strategy to seek to address these concerns.