STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

part one.

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Dalectete

Street address: 11,Brooklands Way

Town/City: Leek

County: Staffordshire

Country:

Postcode: ST13 7QF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Bruce | Surname: Daniel

Company name:

Street address: 66,derby Street

Town/City: Leek

County: Staffordshire

Country:

Postcode: ST13 5AJ

	Country Code	National Number	Extension Number
Telephone number:		01538383339	
Mobile number:			
Fax number:			

Email address: brucedaniel@danielandsons.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Extension to existing concrete products building.Second attempt.

Has the building, work or change of use already started? (•) Yes ( ) No
If Yes, please state the date when the building, work, or use started: 01/08/2008

Has the building, work or change of use been completed? (•) Yes ( ) No
If Yes, please state the date when the building, work, or change of use was completed: 01/11/2008

4. Site Address Details

5. Pre-application Advice

6. Pedestrian and Vehicle Access, Roads and Rights of Way

7. Waste Storage and Collection

8. Neighbour and Community Consultation

9. Council Employee / Member

10. Materials

Walls - description:

Roof - description:

Windows - description:

10. Materials (continued)

Doors - description

Boundary treatments - description:

Vehicle access and hard standing - description:

Lighting - add description

Others - description:

11. Vehicle Parking

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Package treatment plant
- [ ] Cesspit
- [ ] Septic tank
- [ ] Other

No foul drainage produced

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Maps and the Planning Act and consult Environment Agency standing advice and complete planning and [illegible] as necessary ◉ Yes ○ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck) ◉ Yes ○ No

Will the proposal increase the flood risk elsewhere ○ Yes ◉ No

- [x] Sustainable drainage system
- [ ] Main sewer
- [ ] Pond/lake
- [ ] Soakaway
- [ ] Existing watercourse

14. Biodiversity and Geological Conservation

15. Existing Use

Application advice

16. Trees and Hedges

17. Trade Effluent

18. Residential Units

19. All Types of Development: Non-residential Floorspace

20. Employment

	Full time	Part time	Equivalent number of full time
Proposed employees			

21. Hours of Opening

If known: Please state the hours of the non-residential use proposed

Use	Monday to Friday Start Time	End Time	Saturday Start Time	End Time	Sunday and Bank Holidays Start Time	End Time	Not Known
							☐

22. Site Area

23. Industrial or Commercial Processes and Machinery

24. Hazardous Substances

25. Site Visit

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

27. Declaration

ACCESS & DESIGN STATEMENT

Concerning application for

PROPOSED EXTENSION TO CONCRETE PRODUCTS BUILDING

at

UNIT 11 BROOKLANDS WAY, LEEKBROOK
ST13 7QF

For

DALECRETE

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A. <u>EXISTING SETTING:</u>

The site forms part of the Dalecrete Ready-Mix Concrete and Concrete Products site at Units 11 and 12 Brooklands Way, Leekbrook, Leek. The existing production building has a length of 42 metres and a depth of 15.8 metres. The building is of portal framed construction, having an eaves height of 7.3 metres and a roof pitch of 10°. The roof and the highest portion of the sides are clad in plastic coated box section metal sheeting with roof lights. The lower section (2.5 metres) of the walls is in red brick. Doors are principally roller shutters.

The surrounding area of the site is concrete surfaced and is used for car parking, turning and the external weathering of concrete products.

B. <u>SIZE & SITING OF PROPOSAL:</u>

The proposal is to extend the existing building in an westerly direction by a length of 18 metres to continue the proportions of the existing building, both in width and height. The front elevation of the building will incorporate a roller shutter door of 4.5 metres in width to give vehicle access for delivery and removal of materials. There will be metal faced pedestrian doors on the end and rear elevations for fire escape purposes and pedestrian access.

Access to the building in terms of supply of materials and removal of product will take place within the existing site where ready-mix concrete is produced and the finished products are weathered prior to dispatch.

08/01926/FUL

C. VISUAL IMPACT ON NEIGHBOURS:

The building provides for the entire production process to be carried out under cover and out of sight of neighbouring Units. The increased capacity of 40% production on this particular site will be mainly restricted to internal working, although it will result in an increase in import of materials from within the site and dispatch of finished products.

The concrete surfaces of the site are water sprayed in dry weather to counteract dust from vehicle movements. The production process itself does not create dust or noise.

Dated: 10th July 2008

FLOOD RISK ASSESSMENT

Concerning application for

PROPOSED EXTENSION TO CONCRETE PRODUCTS BUILDING

at

UNIT 11 BROOKLANDS WAY, LEEKBROOK ST13 7QF

For

DALECRETE

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1. Location Plan;

Attached as appendix I is Plan DC1 indicating the proposal, edged red, in relationship to the Leek Brook and its Flood Plain and the culvert beneath Brooklands Way, through which the brook passes, plan at scale 1 : 1250.

2. Site Plan;

Attached as appendix II is Plan DC2 indicating existing site and position of proposed building, in addition to northern boundary, as indicated in photographs 1 and 2 (appendix IV).

3. Site Levels;

On the attached cross section, DC3, appendix III, are indicated site levels using building base as datum 100. The latest survey on file indicates that the Flood Plain at B1 is 149.1 metres ASL.

4. Cross Section;

Cross sectional drawing, DC3, appendix III, indicates existing levels through the site, both horizontally and laterally. The surface configuration of the site will not be altered by the proposal.

5. Functional Flood Plain;

The Flood Map downloaded from the Environment Agency indicates that the site is in an area at risk from flooding. The downloaded Flood Risk for 399015/353866 being Low. Our verbal enquiries with Lichfield office indicated that there is no history of flooding on the site, nor a flood model therefore.

Flood Risk Assessment - Unit 11 Brooklands Way, Leekbrook, ST13 7QF:

The local planning authority has been informed by fax, dated 18th September 2008, under reference UT/2008/104652/02/LOI, that the proposed extension is located in Flood Zone 3 and is defined by Table D of PPS25. This assessment will address the policy aims contained therein.

6. Flood Alleviation Measures;

There are no structural flood alleviation measures in place on site. The Flood Plain to the north is 27 metres in width at its narrowest point, where it flanks the development, and is set a minimum of 1.5 metres below the site level of the Concrete Plant, which has, at the position of the proposed extension, a further concrete panel retaining wall of one metre above ground level.

The Flood Plain is constricted to the west of the site where is passes, in a culvert, beneath Brooklands Way. This culvert has a grill to restrain water borne floating material and this is inspected on a regular basis.

The site has been owned and operated since October 1992 and the Flood Plain has proved to be sufficient during that time.

7. Potential sources of Flooding;

Potential sources of flooding to the site are restricted to surface water run-off from the remainder of the industrial estate and the brook to the north. The surface water drainage from the roadway passes beneath the site into the Flood Plain, therefore the two sources of potential flooding become one.

The catchment area of the Leek Brook to the east and north is in an upland Green Belt area where development is restricted that would lead to increased run-off. There is Outline Approval for an industrial development immediately to the east and we would anticipate that flood alleviation measures would be dealt with at detailed approval stage.

In our opinion the potential source of flooding is twofold, firstly, from the one in one hundred year risk and secondly the impediment of the culvert beneath Brooklands Way.

8. Impact of Flooding on site;

Should the site flood surface water run-off will depend upon the capacity of the Leek Brook. Initially flooding would occur in the western, lower, portion of the site, which is principally concrete surfaced with a grass fringe. The Plant could operate with 150mm of surface water on site and would use drainage water in the production process. The beds that are used for the casting of concrete products stand 150mm above floor level in the existing and proposed buildings.

In the sixteen years that the site has been operated the Flood Plain has proved to be sufficient without water levels rising above the foot of the northern retaining wall. There is a further one metre capacity within the Flood Plain alongside the site.

9. Routine and Emergency access to the site;
The routine and emergency access to the site would be maintained by roadways in extreme flood conditions.

10. Layout;
The proposed building occupies a site that is already concrete surfaced and contiguous with the level of the site and does not, in our opinion, increase flood risk.

11. Drainage Capacity;
The existing drains and sewers have proved sufficient to take existing rainfall levels and would have capacity to absorb the forecast 10% increase. The existing building to be extended, is drained to an underground storage tank of 12,000 gallon capacity, which is connected by a submersible pump to the overhead water storage silos connected with the concrete business. Surface water run-off to the Leek Brook is minimal with all on-site drains connected to a further sump which is pumped on a daily basis to the water holding tanks.

12. Surface Water;
There will be no increase in surface water run-off from the proposed development as it will be connected to the existing underground tank, therefore there will be no displaced water to cause any problems to third parties.

13. Climate Change;
Table B2 of PPS25 suggests a 10% increase in rainfall intensity and peak river flow between now and 2025. The surface water drainage system on site will easily take up any increase in rainwater as this will reduce its dependence upon mains water supply in the production process. The Flood Plain of the Leek Brook is 1.5 metres below ground level on site and, bearing in mind previous experience, has adequate capacity for such an increase in peak flow.

14. Sequential Test;
The proposal is for the extension of an existing building which is occupied by concrete product forming beds. The proposal is to increase the building by 18 metres in length to meet demand for the finished product. The alternative of another site could not meet with the requirement as the building needs to be close to the Batching Plant. All three of the buildings used by the Company on the Leekbrook Industrial Estate are within the Flood Plain.

Bearing in mind the fact that the development does not lead to any increase in surface water run-off or impediment of the flow of the Leek Brook there would be no justification in relocating the proposal out of Flood Zone 3.

15. Exception Test;

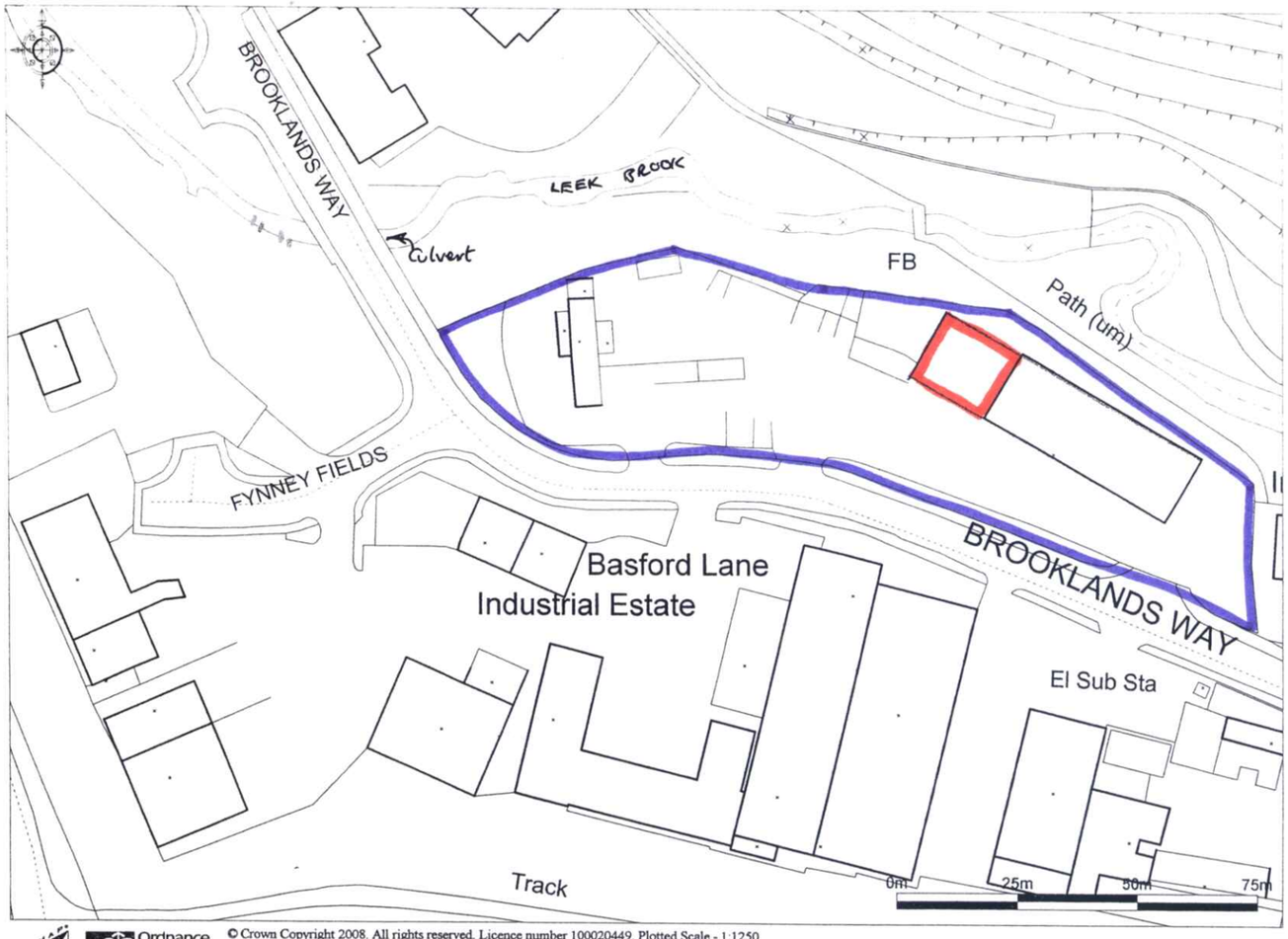
At present the use of this site provides sustainability to the community in the following ways;

i. The maximum amount of surface water is used in the production of concrete, thereby relieving demand on public water supplies.
ii. The use provides no industrial waste with all materials being recycled.
iii. The development provides no discharge into the public sewers, other than staff toilets.

iv. The business provides employment within the area within reasonable travelling distance of the residential areas of the Staffordshire Moorlands.
v. Technology is on the threshold of facilitating the use of re-claimed building materials in the production of ready-mix concrete, of which this is the only Plant in the Leek area.

Dated: 9th October 2008

LOCATION PLAN



Ordnance Survey
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PROPOSED EXTENSION TO CONCRETE PRODUCTS
BUILDING at 11 BROOKLANDS WAY ST13 7QF

08/01926/PUC

DC'2

FB

Path (um)

BROOKLANDS WAY

Basford Lane
Industrial Estate

El Sub Sta

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