

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Conversion of former textile mill to provide 34 residential apartments including internal and external alterations and associated works. London Mill Ashbourne Road Leek
Planning application reference	SMD/2023/0191
Type of application	Full
Date consulted	27/06/2023
Date of response	18/07/2023

Disclaimer

This response is made by the County Council in its capacity as a Lead Local Flood Authority as a statutory consultee. As a Lead Local Flood Authority, we respond to Planning Applications where resources allow and considering where development has the greatest ability to affect flood risk.

These comments should be taken as general comments on flood risk and drainage only. A detailed review of any technical methodology and results has not been undertaken by the Council. Liability for such technical work therefore rests with organisation(s) who have undertaken the said work.



General observations/ local flooding information

Flood Zone	The site is within Flood Zone 1
Surface water risk	No, the updated Flood Map for Surface Water (uFMfSW) does not affect the proposed site area.
Past flooding within 20m of site	None known. Our information about past flooding is based on data that the Flood Risk Management team holds. Where other authorities (such as LPAs) have been made aware of issues, we cannot guarantee they have passed this information on to us.
Watercourse within 5m of site	No.
Other observations	None.



RESPONSE

Thank you for consulting us on this full planning application. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the development proposals which consist of the refurbishment of an existing building and its perimeter areas.

The design and access statement suggests that *'London Mill is a former textile mill built in the mid-19th Century. It is a 4 storey Grade II listed building which is dated 1853'*.

The Site is stated as having an area of 800m²; is in Flood Zone 1 and is not at risk of surface water flooding. The LLFA have no recorded instances of flooding in the Site or within the immediate vicinity.

The perimeter of the building appears to be made up of existing hardstanding areas; therefore, the development of the Site is unlikely to significantly increase the impermeable area of the site and the rate of runoff is likely to remain as or near to existing.

We have no objection to the application at this stage subject to the pre-commencement condition below being attached to any planning permission, to ensure that the full detailed drainage design is submitted for review, that a CCTV survey of any existing (and re-used) drainage infrastructure and that a sufficient management regime is in place to ensure the drainage system is maintained over its lifetime.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.

Pre-commencement Condition

No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must demonstrate:

- If the existing drainage system is to be re-used, the applicant undertakes a CCTV Survey of the existing drainage system and outfall point to demonstrate that the drainage system is in good condition and has a confirmed outfall point for surface waters.
- Detailed design plan showing the layout of any existing/ new drainage network, including details on any attenuation SuDS features (see below) and the outfall arrangements.
- Due to the impact of climate change over the building's lifetime, the detailed drainage design shall incorporate features to the perimeter of



the building to provide betterment in/ reduce the total volume of Site runoff following development.

Features such as water butts, rainwater gardens at the base of down pipes, and/ or permeable paving would be considered appropriate on this Site.

- An acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

To include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved details.

Reason

To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

