
From: F
Sent: 17 January 2024 11:57
To:
Subject: Planning Application SMD/2024/0022 at McDonalds, Churnet Way, Leek

FAO Hannah Hollins
Planning Officer

Good Morning Hannah

Re: Planning Application SMD/2024/0022 at McDonalds, Churnet Way Leek

Thank you for consulting us on the above application. As non-statutory consultees for the proposed installation of three freestanding banner signs we offer the following comments in good faith:

We note that the application site is within Flood Zone 2 with risk of flooding from the River Churnet (Main River). As the Environment Agency (EA) are a statutory consultee upon all proposed developments within Flood Zone 2 it is envisaged that the EA will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where the EA do not provide bespoke comments, you should be guided to their standing advice.

Areas of the application site have a chance of surface water flooding of 1 in 1000year (low probability of flooding). Surface water flooding can be difficult to predict, more so than river or sea flooding, as it is hard to forecast exactly where or how much rain will fall in any storm. This is based on the best available information, such as topography, ground levels and drainage.

Given the nature of the proposals, they would result in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Therefore, the Flood Team have no further comments to offer on this application.

Kind regards,

Flood Risk Management Team



Flood Risk Management

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Providing a Flood Risk Management service for Staffordshire County, Dudley, Sandwell, Walsall and Wolverhampton Councils.

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