

Lead Local Flood Authority Planning Application response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Extension and refurbishment of existing Leisure Centre including new Swimming Pools, Extended Fitness Gym and associated Parking. Brough Park Leisure Centre Ball Haye Road Leek
Planning application reference	SMD/2024/0176
Type of application	Full
Date consulted	18/04/2024
Date of response	09/05/2024

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	Flood Zone 1.
Surface water risk	Yes, updated Flood Map for Surface Water shows minor ponding around the perimeter of the existing building which is to be extended. No
Past flooding	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	N/a



RESPONSE

Thank you for consulting us on this planning application, our response is as follows:

Plans show that the existing leisure centre is to be extended to create additional floor space in the north-western corner of the existing building (extension to existing gym and new studio proposed) in addition to other refurbishment works in the existing building.

The site is in Flood Zone 1 so is not at risk of fluvial flooding, however, our mapping shows that there is some existing ponding of surface water along the building's northern elevation in proximity to the new floor space proposed as part of the re-development.

As such, the LLFA would expect that any additional floor space be positively drained, and it is assumed that the site has an existing drainage system.

To provide betterment to the existing drainage system, the LLFA would expect that SuDS features (e.g. water butts and rain gardens) be utilised to re-cycle and re-use runoff generated by the additional roof area before discharging into the main drainage system.

As such, 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 of the additional floor space (including management and maintenance plan) is submitted for review.

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.

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:

- Detail and condition of the existing drainage system and outfall point (as built drawings and CCTV Survey).
- A surface water drainage system for the additional floor space designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- The use of SuDS features to promote the re-use, recycling, or



infiltration to ground (if viable) of runoff generated by the additional roof area, prior to discharge into any existing system.

- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme (both existing and proposed), including details on any attenuation system, SuDS features and the outfall arrangements.

Performance calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.

- Provision of an acceptable management and maintenance plan 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.

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

