Staffordshire County Council

Lead Local Flood Authority - (LLFA)

Planning Application - Consultation Response

Flood Risk Management Team
Staffordshire County Council

Lead Local Flood Authority - (LLFA)

Planning Application Response

Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Proposed Change of Use of use / conversion of un-occupied first and second floor accommodation into 12 residential units. The Old Court House High Street Leek
Planning application reference	SMD/2024/0509
Type of application	Change of Use
Date consulted	30/12/2025
Date of response	20/01/2025

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	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

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

Preamble

We have reviewed the planning submission which demonstrates a change of use of an existing building from commercial premises to residential premises.

Whilst the risk use of the building is increasing (to more vulnerable), the Site is in Flood Zone 1 and is not shown to be at risk of surface water flooding.

The buildings footprint will not change because of the proposals, therefore, there will be no impact upon surface water runoff.

Staffordshire County Council Flood Risk Management Position

As such, we have no objection to the application at this stage subject to the condition below being attached to any planning permission.

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**

  Prior to first occupation, the applicant undertakes a CCTV survey of the drainage system to demonstrate a positive outfall for surface water which remains in good condition to accept flows of surface water generated by the development.

  Applicant to undertake all remediation measures in the CCTV Report.

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