

Ben Hurst
Staffordshire Moorlands District Council -
Development Control
Stockwell Street, LEEK, ST13 6HQ

Reference: PA-0001761/01
Customer reference: SMD/2026/0129
22 April 2026

Dear Ben,

Removal of underground solvent tanks and erection of extension to existing building to provide additional production area – F Ball & Co Ltd, Station Road Leek Staffordshire Moorlands District ST13 7RS

Thank you for referring the above application which was received on the 7 April 2026. We **object** to the proposed development, as submitted, and request further information as detailed below.

We have the following comments to make on this application which relate solely to the protection of 'Controlled Waters'. Matters relating to human health should be directed to the Local Authority.

Pollution Prevention: Reference to the 1:50,000 scale geological maps indicate that the site is located on the Chester Pebble Bed Formation, which is designated a Principal Aquifer by the Environment Agency. The site is located within the total catchment (SPZ3) of a groundwater Source Protection Zone, designated for a public water supply. Superficial Alluvium deposits are also designated for the site. These are likely to be associated with the River Churnet, which is located in proximity to the site boundary. The location is therefore considered to be sensitive with respect to controlled waters receptors.

The application seeks consent for the removal of underground solvent tanks and the erection of an extension to an existing production / warehouse building to form additional production area at the F Ball & Co Ltd site. We understand that the proposal is for installation of 3 x 80,000 litre storage tanks which would hold water-based polymers.

The site is an operational chemical manufacturing works, within an industrial area. We consider there is the potential for contamination to be present within the proposed development area, as well as the potential to mobilise any existing contamination through re-development.

Looking at the information on the planning portal, it appears that the listed contamination report is unable to be viewed (constant error message). We are therefore unable to confirm whether the applicant has submitted sufficient supporting evidence available to show that the risks posed to controlled waters by the proposed re-development are understood and can be adequately managed. We have tried to contact you via email to request access to the contamination report but have received no response. Therefore, in the absence of an appropriate assessment, we object to the proposed development.

We would be happy to provide further comment upon receipt of the appropriate report.

If you have any questions regarding our response, please contact westmidsplanning@environment-agency.gov.uk.

Yours sincerely,

Nanette Brown,
Planning Officer
Environment Agency West Midlands Area

Team Email: westmidsplanning@environment-agency.gov.uk