

MONEYSTONE PARK – LAB CHANGE OF USE PERMISSION REF: SMD/2019/0716

1.0 Background

The above noted planning permission relates to a change of use from a laboratory to a sport hall and associated leisure facilities at Moneystone Quarry, Cheadle Road, Oakamoor, Staffordshire ST10 2DZ.

In January 2024, permission was granted for the following:

‘Retention of former laboratory building and change of use to a sports hall with climbing wall, soft play area, two-lane mini bowl, cinema room; craft room and craft store, bike store and maintenance and bike hire office, cafe, viewing area, WCs, management office and plant rooms associated with Moneystone Park external alterations and reconfiguration of existing car park to provide 24no. car parking spaces.’

Condition 19 relating to this permission states:

Drainage

No works to implement the change of use hereby permitted shall commence until full details for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority. Surface water drainage shall be based on SUDS principles. Details shall include arrangements for future maintenance and management of both the foul and surface water systems. The development shall thereafter be carried out, maintained and managed strictly in accordance with the approved details.

2.0 Relevant Consultee Comments

2.1 Staffordshire County Council Lead Local Flood Authority (LLFA)

The LLFA response to the planning application confirmed that the site lies in Flood Zone 1 with no historical records of flooding at the site.

Following their review of the submission documents, it was evident to the LLFA that the proposals are small scale with no increase in impermeable area and no significant change to the building footprint. Furthermore, the flood risk from all sources is assessed as low and this will not change as a result of the re-development. Accordingly, the LLFA were content with the proposals. No drainage condition was specified by the LLFA.

2.2 Severn Trent Water

In a similar manner, Severn Trent Water's response to the planning application confirmed that, given the proposal has minimal impact on the public sewerage system, they had no objections to the proposals and they did not require a drainage condition to be applied.

3.0 Recent Liaison with Staffordshire County Council LLFA

Formal Developer Advice was sought from Staffordshire County Council LLFA resulting in Teams meeting being held with Henry Wood (Flood Risk Officer) on 5 August 2026.

Condition 19 of the lab change of use permission ref: SMD/2019/0716 was discussed at this meeting. It was subsequently agreed with the LLFA that, on the premise that the above noted permission solely relates to a change of use to an existing building, submission of the attached Sibelco drawing showing the existing site surface and foul water drainage arrangement together with this brief statement would provide sufficient information to allow the LLFA to recommend discharge of condition 19 to the LPA.

It was agreed with the LLFA that there would be no requirement for any further commentary regarding the existing surface water drainage strategy given that there are to be no changes to the existing building envelope.