

Planning Committee Update Sheet – 19th April 2017

Agenda Item 9

Application 07/2017/0333/FUL: Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Lane, Lostock Hall, Lancashire.

Amended plans & documents have been received including

1. A revised Site Layout Plan.
2. Cross Sections through Ponds
3. Site Levels
4. A Technical Note regarding the Ponds.

The Site Layout Plan (2016-152/9222) indicates two changes to the original scheme:

- Reduction in the number of ponds from 6 to 5. This retains the same volume of water capacity, but the smaller pond has been subsumed into a larger pond so that the depth can be provided and to allow easier access to maintain them.
- A landscaped bund has been provided along the western boundary at the request of the Lead Local Flood Authority (LLFA) to reduce the risk of flooding to the properties on Old School Lane – they are suggesting that the detail can be conditioned.

A revised consultation response has been received from Lancashire County Council in their role as the LLFA following re-consideration of the amended plans. They raise **no objection** to the principal of the proposal to control the discharge of water into the existing drainage network based on the information provided, subject to the imposition of a number of planning conditions.

Therefore, satisfactory amended plans and consultation responses have been received and the application remains recommended for approval with conditions.

The **revised description of development** should read, 'Excavation of land to create 5 ponds and associated landscaping.'

A number of additional **Planning Conditions** are necessary to make the development acceptable.

8. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:

Site Location Plan; Drawing Number (2016-152/9220 Rev C);

Site Layout Plan; Drawing Number (2016-152/9222 Rev C);

Proposed Newt Pond Sections; Drawing Number (2017-056/802);

Proposed Newt Pond Layout; Drawing Number (2017-056/801);

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development.

9. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the ponds, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- b) Any works required on or off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing ordinary watercourses;
- c) The size and volume of each ponds;
- d) The elevation of the embankments;
- e) The water level relative to the elevation of the footways as shown on drawing titled 'Newt Pond Layout' No. 2017-056/801
- f) The construction of the embankments, maximum side slope below permanent water line to be 1 in 4 for maintenance;
- g) Detail on the inlet and outfall from the pond;
- h) A timetable for implementation, including phasing as applicable;
- i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- j) Information required on groundwater levels – The permeability of the pond shall be less than 1×10^{-9} m/s. If permeability is greater than this the pond shall be lined with a Geosynthetic clay liner, impermeable HDPE liner or an engineered clay liner, which meets the 1×10^{-9} m/s criteria.
- k) Details of water quality controls, where applicable.

REASON:

- 1. To ensure that the proposed development can be adequately drained.
- 2. To ensure that there is no flood risk on or off the site resulting from the proposed development
- 3. To ensure that water quality is not detrimentally impacted by the development proposal

10. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance, minimum 3m wide strip around ponds to allow access vehicles for maintenance. Easements where applicable.

REASON:

- 1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development
- 2. To reduce the flood risk to the development as a result of inadequate maintenance
- 3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

11. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

REASON:

- 1. To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere;
- 2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

12. All pond flow control devices/structures are to be constructed and operational prior to the commencement of the main construction excavation works of the ponds.

REASON:

- 1. To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate.
- 2. To prevent a flood risk during the construction of the development.

In addition, it is proposed that **condition number 4** be amended to read:

No development shall take place until the Applicant, or their Agent or successors in title, has submitted in writing, the results of a programme of archaeological investigation to the Local Planning Authority and any archaeological works identified as appropriate have been implemented in accordance with a timescale to be agreed in writing with the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological and/or historical importance associated with the site in accordance with Policy 16 in the Central Lancashire Core Strategy.