

Planning Committee – 8th December 2020 – Update Sheet.

Application 07/2022/00457/FUL – Avondale Drive School Site. Lostock Hall

The agenda report provided before you includes reference to drainage proposals which have been found acceptable to both the Lead Local Flood Authority and United Utilities. Following concerns relating to flood management on and around the site however, the proposal was deferred by members to allow independent consideration of drainage proposals.

WSP a specialist drainage consultant was instructed by the Council to provide a 'critical friend' appraisal as assistance for members during future determination of the scheme, but following publication of the agenda for this meeting it became apparent that two of the most pertinent documents had been omitted from WSP's initial assessment of drainage proposals for Avondale Drive (development of 50 affordable dwellings and associated works).

WSP have since revisited the proposal and provided Technical Note 2 which they confirm does take into account all relevant documentation.

The report states that 'based on a review of the information provided in relation to flood risk and surface water drainage provision it is considered that the applicant has adequately considered the risk posed to this development by existing surface water conditions in extreme rainfall events. The flood risk assessment, drainage strategy and technical notes comprehensively assess both the baseline of existing conditions, as well as post development impacts'.

A number of technical recommendations have been made but the report concludes that *'Overall, the submitted documentation has adequately demonstrated that all sources of flood risk to this development have been considered. It has been shown that the proposals will account for existing flood risks whilst mitigating any risk resulting from development' and that ...'should the recommendations not be provided prior to determination of the application, the conditions already suggested by the LLFA, and United Utilities would ensure information is submitted prior to commencement of the development, and they are recommended to be attached to any approval'.*

These conditions are already appended to the agenda report, it is standard for such conditions to be applied to development proposals to provide final drainage details, and the officer recommendation subject to the imposition of conditions remains to approve.

The agenda report now includes reference to the additional information and amendments to the scheme undertaken by the applicant since October's Committee meeting and submitted in early November. Since the meeting the applicant has also met with the local ward councillor and a number of local residents to discuss the drainage considerations and concerns.

In respect of recent application amendments to the application, whilst noted in the report it is necessary to clarify that relocation of the apartment units and provision of Haddon house type units in their place has resulted in 2m additional separation and landscape /garden buffer between proposed houses and the rear boundary of properties on Wilkinson Street, whilst the Haddon house type also has a marginally narrower side elevation depth; separation distances therefore remain policy compliant but now offer slight residential and visual amenity improvement to that of the originally submitted scheme.