

FAO: Helen Williams

18 April 2024

By planning portal

Dear Sir or Madam,

Re: Application to discharge planning condition 2 of Application Ref: 13681/22

Planning Portal Ref: PP-12968433

We write with an application for the discharge planning condition 2 of planning permission ref. 13681/22.

Condition 2 states;

Prior to the commencement of any above ground works, further detailed drainage information shall be submitted to and approved in writing by the Local Planning Authority. This information shall include:

- i) cross sectional details for the swales
- ii) details of debris screens to protect the entrances where ditches, swales and pipes connect.

The approved details shall be implemented in full, in a timescale to be agreed by the Local Planning Authority.

The application is supported by the following documents:

Related to	Description / Author	Document Reference
REMs Condition 2 – Submission of additional drainage information	Road and main drainage design layout (REFA)	22108/104/1 Rev F 22108/104/2 Rev F
	Road Levels and Contours - Flood Water Exceedance Plans (REFA)	22108/107/4 Rev H 22108/107/5 Rev H 22108/107/6 Rev H
	Site Sections Drawings (REFA)	22108/117/1 22108/117/2 22108/117/3 22108/117/4
	Erosion control details (REFA)	22108/119/2
	Drainage Management And Maintenance Plan for Former Horwich Golf Club (REFA)	221108 Management and Maintenance Plan

	Headwall drawings (Althon)	H3C Headwall H10CA Headwall
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This application to discharge Condition 2 being resubmitted in response to Decision Notice 16885/23 which refused the discharge of the condition.

Reasons for refusal have all been addressed with both resubmitted drawings and also the below commentary provided against specific extracts (in italics) from Decision Notice 16885/23 (dated 1 February 2024):

Officer response:

This condition cannot be discharged at this time, until the following information is submitted...

- i) Cross sectional details for the swales...

See supporting document reference: 22108/117/1, drawing 22108/117/2, drawing 22108/117/3 and drawing 22108/117/4, prepared by REFA.

- ii) Details of debris screens to protect the entrances where ditches, swales and pipes connect
 - a) With the exception of Section R-R, it is unclear where the debris screens are being proposed. None of the other sections are annotated as such. If there are further debris screens that are being proposed then these need annotating as such on the drawing(s)...

Debris screens are shown on the road and main drainage design layout, along with the location of where each debris screen is used. See supporting document reference - 104 ROAD AND MAIN DRAINAGE DESIGN-LAYOUT 104-1F and 2F, prepared by REFA.

- b) Considering the outlets/inlets for the swales/basins, what is the construction arrangement to protect the submission for 16884/23 (the plans submitted for 16885/23 do not match those for 16884/23)?

We are proposing to protect the headwalls with the approved detail shown on drawing NS/MAN/BTD/04 Rev A, "3.6m of 1.8m Standard Closeboard Fence & 1.2m Post & Rail Fence", revision dated 25.11.20. This is an approved drawing under the reserved matters approval. As set out in our approved drainage and management strategy these will be maintained by our management company.

c) Details of the debris screens have not been submitted, however, these details are shown on drawings submitted for 16884/23.

These are shown on the road and main drainage design layout. See supporting document reference: 22108/104/1 REV F & 22108/104/2 REV F.

d) Why are the swale sides being constructed with a 45 degree slope? Gentler slopes should be constructed to adhere to guidance.

The swale construction is informed by the parameters plan approved pursuant to the outline planning consent 07245/19. The protection of trees is being prioritised, resulting in a steeper slope design. Gentler slopes would necessitate the removal of more trees. To keep the areas around the swales as green as possible, we are installing erosion control matter over and above the minimum requirements. This will offer additional protection to the 45 degree batters.

e) Considering the existing ditches to the north along the tree line - what is the intended width and depth of re-grading the applicant is expecting to undertake?

We are expecting to undertake minimal works in these areas. We will ensure the ditches fall in the correct direction and channel bases will be formalised and cleaned out to remove any debris. Please see drawings 22108/104/1 and 22108/104/2 Rev F.

We are not proposing to form any additional slopes in these relatively inaccessible areas, however as with all these areas they are to be maintained by our management company going forward in accordance with the previously submitted Drainage and Management Strategy.

f) Is the applicant undertaking width and depth of re-grading of the courses shown as a blue line below?

We are not regrading here due to the proximity to the trees. We are installing headwalls and cleaning out and formalising the ditch in its current format to ensure flows run freely. As noted previously, this area is to be managed by our management company going forward.

Furthermore, United Utilities recommends that the condition is not discharged. They state this is because the submitted drawings do not detail how silt and debris will be captured prior to the SuDS features. They state ideally forays equalling 10% of the basin area should be utilised, and or catchpit manholes. UU would also request a maintenance schedule for de-silting these assets as they are

upstream of their public sewer network. In the event of surcharging in the system/failure of the SuDs features UU would ask that exceedance paths are detail on plan.

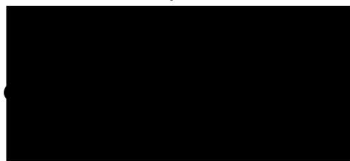
Whilst United Utilities comments are noted and appreciated, UU are not the adopting water authority for this development.

As with Northstone's other developments the sewers are to be adopted by Independent Water Networks Ltd (IWNL). IWNL has confirmed their full technical approval for the detailed designs in their current format. We are currently finalising the S104 Legal Agreements for signature by Northstone, NHBC and IWNL. Additionally, the information for de-silting of the proposed adoptable sewers, swales, basins and watercourses is included in the approved Management and Maintenance Plan.

Even though UU is not the adopting authority, we have previously submitted flood routing plans (document reference: 22108/107/4, 22108/107/5 and 22108/107/6) and the Management and Maintenance Plans (document reference: 22109/REFA Management & Maintenance Plan) that are fully approved by the LLFA and IWNL. We suggest this information is provided to UU for clarity and as confirmation that their downstream asset is adequately protected as detailed.

We trust you have sufficient information to validate this application, should you require any further information please do not hesitate to contact me. As suggested above, we would welcome the opportunity to talk through the above points with the appropriate officer, we look forward to hearing from the Planning Officer in due course.

Yours faithfully,



Hannah Jackson

Development Manager

Northstone Development Ltd