

FAO: Helen Williams

12 April 2024

By planning portal

Dear Sir or Madam,

Re: Application to discharge planning condition 17 of planning permission 07245/19

Planning Portal Ref: PP-12975108

We write with an application for the discharge planning conditions 17 and 25 of planning permission ref. 07245/19.

Condition 17 states;

No development (or if the development is to be phased, no phase of the development) shall commence until details of the implementation, adoption, maintenance and management of surface water, foul water and land drainage works have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted a site-wide assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework (or any subsequent amendment or replacement thereof), and the results of the assessment provided to the Local Planning Authority. The submitted details shall:

- a. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. Include a timetable for its implementation; and,
- c. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall be carried out and maintained thereafter only in accordance with the approved details.

The application is supported by the following documents:

| Related to  | Description / Author   | Document Reference  |
|---|--|---|
| Outline<br>Condition 17 –<br>Submission of<br>additional<br>drainage<br>information | Road and main drainage design layout (REFA)                                  | 22108/104/1 Rev F<br>22108/104/2 Rev F                      |
|   | Road Levels and Contours - Flood Water Exceedance Plans (REFA)               | 22108/107/4 Rev H<br>22108/107/5 Rev H<br>22108/107/6 Rev H |
|   | Site Sections Drawings (REFA)  | 22108/117/1<br>22108/117/2<br>22108/117/3<br>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<br>H10CA Headwall                              |
|   | Master Deed Plan   | VR01-MDP-GF Rev C   |
|   | S104 Agreement Plan  | 22108 113 1 RevJ  |
|   | Technical Approval Certificate (IWNL)  | IWNF001 TechApprovalCert<br>S76 F35                         |

This application to discharge Condition 17 is being resubmitted in response to Decision Notice 16884/23 which refused the discharge of the condition.

Reasons for refusal have all been addressed in the above resubmitted supporting documents and also the below commentary provided against specific extracts (in italics) from Decision Notice 16884/23:

Officer response....

With regards to part c, which is now applied for, the LLFA have commented as follows:

Appendix 1 - comprises 2no. Road & Main Drainage Drawings - Nos. 22108/104/1 Rev E and 22108/104/2 Rev E. As the discharge of condition application is just for part c. of the condition the LLFA

is not required to make comment on those drawings nor the hydraulic calculations received dated 20/06/2023; however the LLFA has and notes at this time that the southerly swale, 2 attenuation basins that connect into the existing system behind the church are not included with the model submitted. Drainage Management and Maintenance Plan for Former Horwich Golf Club off Victoria Road, Horwich for Northstone Limited 17 April 2023 - Job no. 22108.

i. The applicant is advised to submit a S104 drawing(s) clearly identifying the lengths and components that will be adopted by IWNL. Those features that are clearly not identified to be within the S104 agreement will be deemed to be remaining "private" by the LPA.

See supporting document: 22108 113 1 RevJ S104 Agreement Plan.

ii. The applicant is advised to submit evidence from IWNL of their willingness to adopt under a S104 agreement or provide a copy of the S104 agreement.

See supporting document: IWNF001 TechApprovalCert S76 F35

iii. Swale slopes are excessive at 45 degrees, these need to be reduced.

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.

iv. The existing pond within the development is neither shown on the drawings nor mentioned or considered within the maintenance document. If this component is still within another's ownership, then what is the mechanism for this private third party to maintain their asset? They would have to cross private land to access their asset. Is there an agreement between the applicant and this third party? In the Homeowners Park, is this third party being referred to and contact details given?

See supporting document: VR01-MDP-GF Rev C, Master Deed Plan which denotes that this area will be maintained by Northstone's Management Company.

v. In the Homeowners Pack, is Northstone's Management Company provided as a means of contact to allow maintenance and rectification of problems for the swales, basins, etc?

Yes, Northstone's Management Company is provided as a means of contact in the Homeowners Pack.

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