Hi John,

Sorry for the delay in responding to you, I have been on leave. As stated in our response dated 11th March 2016, the LLFA considers the proposed development to be acceptable subject to the inclusion of the following recommended planning conditions. The LLFA notes however, that the draft conditions do not include reference to some of the information contained within these recommended conditions. The LLFA strongly recommends that the LPA takes note of this and if minded to approve, add additional requirements to conditions 8 and 9 accordingly. I have attached a copy of our response for reference.

**Condition 1: Formal Surface Water Drainage Strategy Approval**

**Condition**: No development shall commence until details of the design, implementation, maintenance and management of a formal surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

a) Demonstration that surface water run-off will not exceed pre-development run-off rates and volumes. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;

c) Details of any mitigation measures to manage surface water

d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

e) Overland flow routes and flood water exceedance routes, both on and off site. For the avoidance of doubt, overland flow routes and flood water exceedance routes must be directed away from properties and critical infrastructure, and surface water from the development site must be contained within the red line boundary.

f) A timetable for implementation;

g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the
sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system.

Condition 2: Surface Water Lifetime Management and Maintenance Plan

Condition: 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 and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Community Services
Lancashire County Council
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From: John Macholc [mailto:John.Macholc@ribblevalley.gov.uk]
Sent: 22 March 2016 09:25
To: Heather Coar <Heather.Coar@ribblevalley.gov.uk>; Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>; Bloomer, David <David.Bloomer@lancashire.gov.uk>; dave.hortin@environment-agency.gov.uk; Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>; Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>
Good morning,

Planning and Development Committee last week were minded to approve the scheme and requested the applications to go back to the earliest Committee with a list of conditions. In order to move progress I requested that the applicant appoint a Planning Consultant to draft a without prejudice list of conditions for consideration. I attach the list and would be very grateful for your comments and whether or not you could indicate a timescale to reply. My deadline to write the report is 29th March so your assistance would be gratefully appreciated and if you wish to alter, add or amend this draft please do so. I anticipate a need to add some and also do a separate list for the LBC one.

John

From: Paul Walton_PWA Planning [mailto:paul.walton@pwaplanning.co.uk]
Sent: 21 March 2016 16:51
To: John Macholc
Cc: Charles Stanton
Subject: Holmes Mill

John,

As you will perhaps be aware, we have been asked by Stanton Andrews to draft a set of potential conditions to assist in the application(s) being taken back to Committee with a view to planning permission and listed building consent being granted at the next available Committee.

With this in mind, we have reviewed the Committee report and consultee responses and have sought to capture the issues that we believe need to be the subject of planning conditions, but also to ensure that conditions are only used where necessary and relevant and to ensure that, in the spirit of the government’s more recent advice, there are only pre-commencement conditions where these are essential.

I attach a word document with the draft conditions. As you will be aware the detailed drawn information is extensive and this is referenced in full within the conditions and this provides the greatest degree of control over development at the site. We believe the set of conditions will achieve the level of control necessary but would welcome any views on the need for amended / additional conditions and we would be happy to draft further if you highlight any areas of concern.

Please note that suggested condition no.3 refers to an approved construction method statement. This is yet to be completed, but if it is possible for this to be provided and agreed before the determination of the application, then a compliance condition would be a better solution than one requiring a further detail to be agreed as a pre-commencement. I hope that you can see the benefit in this. We have also taken the general theme of relying upon compliance conditions related to the submitted details, rather than including conditions that require further details for matters which are addressed in the application submissions.

I would welcome your views and we will try to assist further as necessary.

Kind regards

Paul Walton MRPI | Director
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