

12th October 2022

Mr. P. Sinclair
Technical Director

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PITCH DEVELOPMENT, RADCLIFFE MOOR ROAD, LITTLE LEVER (APP. REF. 67658)

This letter outlines the works undertaken in relation to drainage and hydrology as requested.

Westchurch Homes met onsite with Graham Schoon (Countryside Officer) to discuss their concerns in relation to drainage on 16.08.2022. Westchurch were advocating an approach to surface water management in line with our advice; that was to mimic the existing runoff situation, with flows going to the upper lodge in the location of the existing springing.

The council recommended an alternative approach with flows going north of the reservoir, with a route through Bury's land towards Blackshaw Brook. This was principally due to concerns regarding water quality with the potential for pollutants to enter the fishing pond. We outlined a range of issues regarding this approach including altering the existing hydrology, the potential for deep excavation works adjacent to the northern embankment of the reservoir due to topography as well as third party landownership for the outfall routing.

A Flood Risk Assessment and Drainage Management Strategy were prepared in support of the planning application in September 2021.

The LPA requested additional information regarding hydrology and surface water drainage and a Technical Note was prepared dated 24.03.2022.

A further site meeting between Westchurch Homes, Betts Hydro, Bury's Countryside Officer and Bury's Drainage Engineer took place on 27.04.2022 to discuss hydrology, potential for pollution, SuDS and mitigation measures. It was agreed that runoff would be more appropriate to the upper lodge as originally proposed.

A Hydrological Assessment rev.1.2 dated 11.05.2022 was prepared to address the matters raised by the Countryside Officer.

Comments were received on 14.06.2022 from Bury's Parks and Countryside department on the Hydrological Assessment requesting additional information and clarification on matters of hydrology and drainage. Comments from Stillwater Associates (Panel Engineers for the Reservoir for BMBC) were also received. A letter response was provided along with the updated Hydrological Assessment rev.2.0 dated 28.07.2022 addressing all of the points raised.

A further Teams meeting took place on 17.08.2022 where Andy Southgate (Drainage Engineer) confirmed he was satisfied with the proposals from a drainage perspective and could see no

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reason why the concerns regarding hydrology and pollution could not be addressed by a suitable condition.

Comments from the Drainage department of Bury Council in the committee report state: -

Drainage - A Flood Risk Assessment was submitted as part of the application and identified a bedrock aquifer and secondary source within the site. It is understood that Stormont Lodges and its associated ponds, which are located to the south of the site, are fed via natural springs/aquifers from the application site.

Policy EN7/4 states that the Council will not permit development proposals which would have an unacceptable adverse effect on groundwater resources particularly in terms of their quality and/or supply.

The Drainage Strategy submitted with the application confirms that the proposed car park and football pitches would be constructed using a cut and fill method. As such, the proposed cut and fill method of construction could disrupt the water flow from the springs to the lodges and ponds. In addition, this could lead to cross contamination from maintenance and usage of the pitches and potentially decrease the flow of supply to the lodge and pond. This then could impact upon the nearby Site of Biological Interest (SBI).

Further information has been submitted which has confirmed that the proposed drainage works would be acceptable. In addition, the report confirms that the deeper aquifer feeds the existing lodge and reservoir and would not be affected by the proposed works. As such, the water level would be maintained. In addition, the applicant has agreed to a monitoring point being provided, which would allow for regular testing to highlight any potential issues in terms of water quality. The Drainage Section has no objections in principle and the conditions would be reported in the Supplementary Report.

Condition 7. Before the drainage scheme associated with the clubhouse, playing pitches and car park is brought into use, a Management and Maintenance Scheme for the playnig pitches and other facilities hereby approved including management responsibilities, a maintenance schedule, a monitoring regime including the monitoring of water quantity discharged from the reed bed, and the mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any fertiliser to be used on the site, including its type, chemical composition method and density of the application, as well as the timing of application. The Management and Maintenance of the site including the playing surfaces shall thereafter be strictly in accordance with the approved scheme.

No fertiliser shall be used on the site other than that expressly identified in the Maintenance and Management Scheme.

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Reason. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with paragraph 99 of the NPPF, whilst preventing any adverse effect on the water quality of adjacent water bodies due to nutrient rich surface water run off which would otherwise have an adverse effect on water quality and consequently biodiversity pursuant to Section 15 of the National Planning Policy Framework.

Summary

It is my professional opinion that there should be no adverse impact on the hydrology based on the development proposals which clearly seek to mimic the existing situation.

There is clearly a requirement for detailed drainage design, in terms of pitch drainage and the sustainable drainage systems they connect into. I see no reason why suitable planning conditions cannot be imposed to address any concerns.

I trust you will find the above of assistance, however, if you have any queries or require further information please do not hesitate to contact me.

Yours sincerely,



Richard Nicholas BEng(Hons) MSc MBA GMICE MCIWEM
 Director
BETTS HYDRO

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