



United Utilities

UNITED UTILITIES BETTER RIVERS: BOOTHROYDEN ROAD

Planning Statement



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1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1. This Planning Statement has been prepared by WSP on behalf of United Utilities (the 'Applicant') to accompany a planning application seeking full planning permission for the following Proposed Development:

CONSTRUCTION OF A TEMPORARY BRIDGE CROSSING OVER THE RIVER IRK, EXTENDED 2.4M HIGH PALISADE BOUNDARY FENCING AND PRESSURE RELIEF COLUMN TO FACILITATE PERMITTED DEVELOPMENT WORKS TO PROVIDE A BELOW GROUND STORMWATER STORAGE TANK

- 1.1.2. United Utilities are required to comply with the Water Framework Directive (WFD) to improve water quality standards in the River Irk as agreed with the Environment Agency (EA). The Proposed Development would facilitate the installation of a below ground storage tank within which storm flows from the combined sewer network would be stored before being released back into the sewer network, reducing the frequency of spills during periods of high rainfall and improving water quality in the River Irk.
- 1.1.3. The purpose of this supporting statement is to provide details of the Proposed Development to which the application relates and demonstrate the conformance with relevant planning policy.

2 SITE LOCATION

2.1 LOCATION

- Nearest postcode: M24 4RY
- Grid reference: SD 85030 05002

- 2.1.1. The application Site comprises land located to the southwest of Boothroyden Road in Rhodes, a suburb of the town of Middleton. The Site is located approximately 2.4 kilometres west of Middleton Town Centre.
- 2.1.2. The Site is located within two local planning authority areas; the part of the Site located north of the River Irk is within the administrative boundary of Rochdale Metropolitan Borough Council, whilst the part of the Site located south of the River Irk is within the administrative boundary of Manchester City Council.
- 2.1.3. In accordance with Planning Practice Guidance identical planning applications have been submitted to both authorities.
- 2.1.4. The Site location is shown in Figure 1 below.

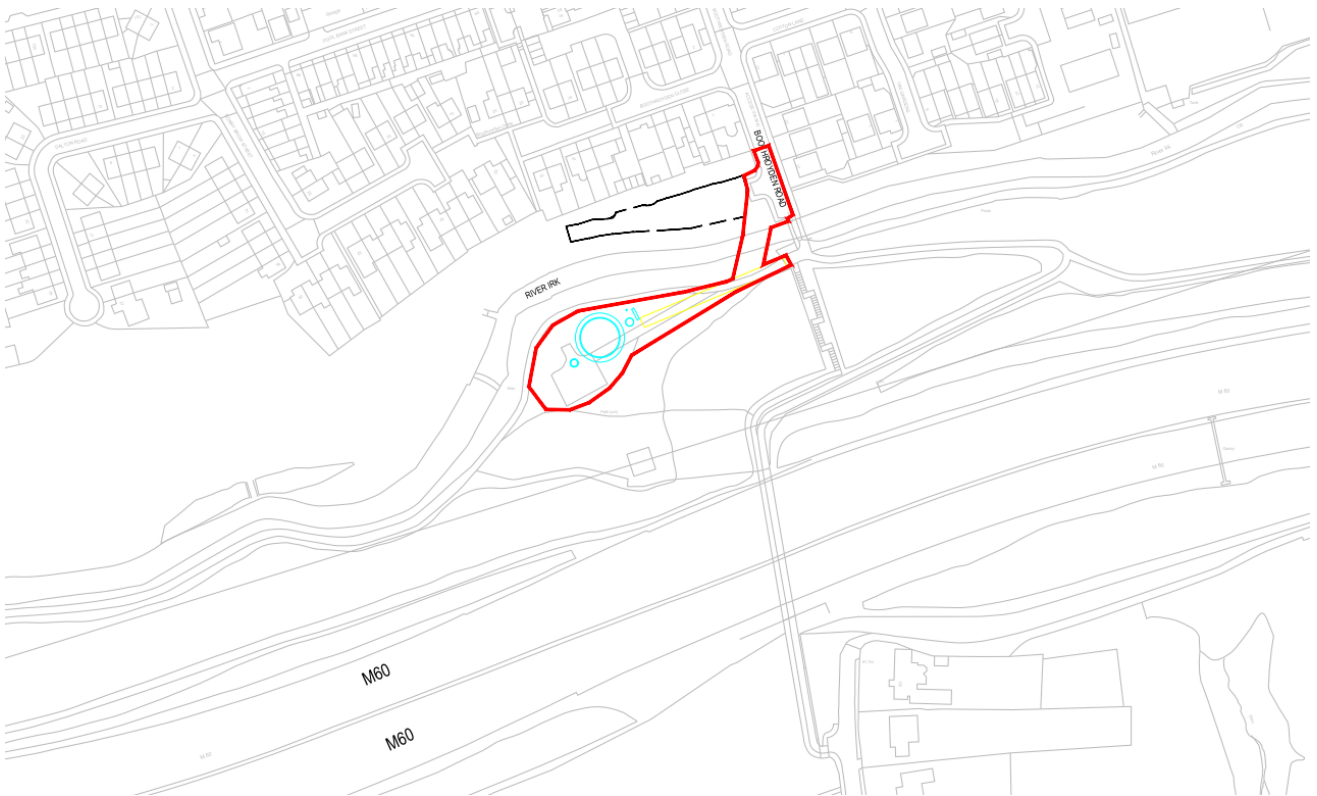


Figure 1 – Site Location

2.2 SITE DESCRIPTION

- 2.2.1. The Site comprises an area of pavement and some amenity grassland located to the north of the River Irk and grassland located to the south of the River Irk around the existing combined sewer overflow.
- 2.2.2. The nearest residential properties are located to the north of the Site on Boothroyden Close.

- 2.2.3. The M60 motorway is located approximately 50 metres south of the Site.
- 2.2.4. The Site is not located within the boundary of any designated Local, National or International nature conservation sites.
- 2.2.5. The Site is located within Flood Zone 3 (land with a high probability of flooding). A Flood Risk Assessment is submitted in support of the planning application.

2.3 PLANNING HISTORY

Reference Number	Description	Local Authority	Planning	Status
074017/FO/2004/N1	Creation of access road for use by United Utilities off Boothroyden Road, the erection of a control kiosk and 2.4m high paladin fencing	Manchester Council	City	Permission Granted
068317/FO/2003/N1	Creation of new access road off Boothroyden Road, bridge over the River Irk and erection of control building as part of infrastructure improvement works	Manchester Council	City	Permission Granted

3 PROPOSED DEVELOPMENT

3.1 PERMITTED DEVELOPMENT WORKS

- 3.1.1. The primary component of the Proposed Development is the installation of a below ground tank required to store storm flows from the existing combined sewer overflow prior to release back into the sewer network. The below ground tank benefits from permitted development rights set out in Part 13 Class B (a) of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO):
“development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe, sludge main or associated apparatus” (Part 13 Class B (a)).
- 3.1.2. A control kiosk measuring 3m x 1m x 2m high is also required to operate the new infrastructure. The control kiosk benefits from permitted development rights in Part 13 Class B (a) on the basis its cubic content is less than 29 m³:
“the installation in a sewerage system of a pumping station, valve house, control panel house or switch-gear house” (Part 13 Class B (d)).
- 3.1.3. Temporary construction works on land adjacent to the Proposed Development are required to enable the scheme. A compound area to the north of the River Irk is initially required to enable set up of the proposed temporary bridge (see Section 3.2). Once the temporary bridge has been installed, the compound area would be utilised for material deliveries, parking, stores and refuelling. The Contractor has sought to maximise space for temporary works in the areas surrounding the new tank location to the south of the river, however, due to space constraints, requires a compound area to the north of the river throughout construction.
- 3.1.4. A public consultation event was held at North Manchester Golf Club on the 15th March, during which local residents provided feedback on the outline proposals. At this stage, the proposals included the removal of vegetation between the site and neighbouring properties on Boothroyden Close. As a result of feedback received regarding the visual amenity, privacy and security benefits provided by this boundary planting, the plans now accommodate for the retention and protection of trees and vegetation along this boundary (see Drawing Number 48304 XX XX DR C 0101 P04 and Arboricultural Impact Assessment). The temporary construction compound and other temporary construction works on land adjacent to the Proposed Development benefit from permitted development rights in Part 4 Class A (a) of the GPDO:
“The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land”. (Part 4 Class A (a)).
- 3.1.5. Other works, including a temporary bailey bridge over the River Irk for construction purposes, pressure relief column and extended boundary fencing around the new permanent site require planning permission and are detailed in Section 3.2.

3.2 PROPOSED DEVELOPMENT REQUIRING PLANNING PERMISSION

TEMPORARY BRIDGE

To facilitate the installation of the tank, a bridge across the River Irk is proposed. The proposed bridge would measure approximately 30 metres in length and would be approximately 6 metres wide (see Drawing Number 48304 XX XX DR C 0105 P02). The bridge would be required for access to the Site during construction and would be removed as part of site reinstatement works.

EXTENDED 2.4M HIGH PALISADE BOUNDARY FENCING

- 3.2.1. A 2.4 metre high steel palisade fence with a 2.4 metre lockable access gate is proposed around the new permanent site boundary, which would be extended to encompass the below ground storage tank and ancillary infrastructure. The fencing would be coloured Holly Green (14 C 39) to match the existing boundary fencing.

PRESSURE RELIEF COLUMN

- 3.2.2. The Proposed Development includes a 5 metre high pressure relief column which would be sited within the new permanent site boundary. The pressure relief column would allow the release of air from the storage tank as it fills with stormwater during high rainfall events.

3.3 PUBLIC RIGHT OF WAY DIVERSION

- 3.3.1. An existing Public Right of Way running along the southern bank of the River Irk would need to be temporary closed and diverted during construction for safety reasons. Drawing Number 48304 XX XX DR C 0104 P03 submitted with this planning application indicates the proposed diversion route to be employed for the duration of the temporary closure. Separate consent would be sought from the Local Authority to enable the temporary closure and diversion. On completion of construction works the Public Right of Way would be reopened along its definitive route.

3.4 CONSTRUCTION PROGRAMME

- 3.4.1. In the event that planning permission is granted, construction works for the access would commence in Autumn 2024, with the proposed works to be completed by Winter 2026.
- 3.4.2. Hours of work on Site would be between 07:30 to 18.00 Monday to Friday and 07:30 to 13:00 Saturday with no works on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority. By exception there may be a need for works outside of these hours, for example to enable any large concrete pours which cannot stop once started. In such situations local residents would be notified prior to works taking place and agreement would be sought in advance from the Local Planning Authority.
- 3.4.3. On completion of construction, reinstatement works would be completed and replacement trees and vegetation, as shown in the submitted Landscape Mitigation Plan, planted in the first available planting season.

3.5 PRE-APPLICATION ENGAGEMENT

ROCHDALE BOROUGH COUNCIL HIGHWAYS

- 3.5.1. Details of the proposals have been shared with Rochdale Borough Council Highways Department who have requested assurance that all works would be undertaken in accordance with their specifications and standards. The Applicant confirms that all works affecting the highway would be undertaken in accordance with Rochdale Borough Council Highways specifications and standards.

GREATER MANCHESTER ECOLOGY UNIT

- 3.5.2. A meeting was held between the Applicant and Greater Manchester Ecology Unit (GMEU) on the 7th March 2024. The Applicant introduced the Proposed Development; described surveys undertaken to understand baseline conditions at the site; and outlined mitigation and reinstatement measures proposed to adequately address constraints identified. The Applicant also discussed the proposed approach to achieving mandatory 10% Biodiversity Net Gain, which comprises the purchasing of credits from a industry recognised broker given difficulties in reaching 10% enhancement on site due to space constraints. This approach was accepted in principle by the GMEU representative subject to further details being submitted in support of the planning application (see submitted Biodiversity Net Gain Assessment).

MANCHESTER CITY COUNCIL PLANNING AUTHORITY

- 3.5.3. A meeting was held between the Applicant and Planning Officers at Manchester City Council (MCC) on the 18th January 2024. The Applicant introduced the Proposed Development and how it sits with the wider 'Better Rivers: Better North West' programme. The Applicant also outlined the need for the Proposed Development; the key constraints identified through surveys carried out on site and the drawings and supporting documentation to be produced in order to satisfy local and national validation requirements. Feedback received during the meeting has informed the plans and documentation submitted in support of the application (see Section 3.6).

ENVIRONMENT AGENCY

- 3.5.4. As a result of the Proposed Development's location within Flood Zone 3 in addition to the need for a temporary crossing of the River Irk, which is main river, the need for pre-application engagement with the Environment Agency was considered essential. A meeting was held with the local EA Officer to introduce the Proposed Development; to outline the proposed approach to flood risk management and pollution prevention on site; and to agree the scope of the Flood Risk Assessment to be submitted in support of the planning application. Feedback received during the meeting has informed the Flood Risk Assessment submitted in support of the application.

3.6 SUBMITTED DRAWINGS AND DOCUMENTATION

- 3.6.1. **Table 4-1** below outlines the set of planning drawings submitted as part of this planning application.

Table 4-1 - Schedule of planning drawings and supporting documentation

Drawing / Document title	Drawing reference
Site Location Plan	48304 XX XX DR C 0100
Existing Site Layout Plan	48304 XX XX DR C 0101
Proposed Site Layout Plan	48304 XX XX DR C 0102
Temporary Footpath Diversion	48304 XX XX DR C 0104
Proposed Temporary Site Access Bridge	48304 XX XX DR C 0105

Proposed MCC Kiosk and Vent Stack Plan and Elevations	48304 XX XX DR C 0106
Landscape General Arrangement Plan	70114053-LUD-001
Aboricultural Impact Assessment	70114053-ARB-BOO-AIA-001
Preliminary Ecological Appraisal	
Aquatic Ecology and Otter Report	002
Flood Risk Assessment	UU-80065519-JAC-ZZ-00-AS-Z-0001
Biodiversity Net Gain Assessment	
Invasive Species Method Statement	
Construction Traffic Management Plan	

4 PLANNING POLICY REVIEW

4.1 NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

- 4.1.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied in decisions for new development proposals.
- 4.1.2. At the heart of the NPPF is a presumption in favour of sustainable development. The presumption highlights that proposals which accord with an up to date Development Plan should be approved without delay unless material considerations indicate otherwise.
- 4.1.3. The economic objective of sustainable development identifies the provision of infrastructure as a requisite for building a strong, responsive and competitive economy.
- 4.1.4. The following sections of the NPPF are of specific relevance to the determination of this application:
 - Section 2 Achieving sustainable development;
 - Section 4 Decision-making;
 - Section 6 Building a strong, competitive economy;
 - Section 12 Achieving well-designed places;
 - Section 14 Meeting the challenge of climate change, flooding and coastal change; and
 - Section 15 Conserving and enhancing the natural environment.

4.2 DEVELOPMENT PLAN

- 4.2.1. Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the site falls within two administrative boundaries; Rochdale Metropolitan Borough Council and Manchester City Council.
- 4.2.2. The statutory Development Plan for Rochdale Metropolitan Borough Council consists of the following documents:
 - Rochdale Core Strategy (Adopted October 2016)
 - Rochdale Borough Unitary Development Plan (Adopted 2006)
- 4.2.3. The statutory Development Plan for Manchester City Council consists of the following documents:
 - Manchester Core Strategy 2012 to 2027 (Adopted 2012)
- 4.2.4. As confirmed by the NPPF, in reaching a decision on any application, the first consideration is whether the proposals accord with the Development Plan. It is then necessary to have regard to all other material considerations, which include all relevant policy considerations contained in the emerging development plan as well as National Planning Guidance.

ROCHDALE CORE STRATEGY

DM1 - General development requirements

- 4.2.5. The Policy states that, *"All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:*

- a. Are of high quality design and take the opportunity to enhance the quality of the area;*
- b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;*
- c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;*
- d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;*
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;*
- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;*
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;*
- h. Minimise opportunities for crime against people or property;*
- i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;*
- j. Incorporate, where appropriate, high quality landscape schemes;*
- k. Have assessed whether the development may be affected by ground instability;*
- l. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and*
- m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.”*

G8 - Managing water resources and flood risk

- 4.2.6. Policy G8 states the Council will “ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources”.

P2 - Protecting and enhancing character, landscape and heritage

- 4.2.7. Policy P2 confirms the Council will seek to “(Restore) the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential”.

SAVED POLICIES FROM THE ROCHDALE BOROUGH UNITARY DEVELOPMENT PLAN

EM/8 Protection of Surface And Ground Water

Policy EM/8 requires development proposals to “Make satisfactory arrangements for the disposal of sewage, trade effluent or contaminated surface water” and “Avoid exacerbating existing problems

such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of capacity”.

MANCHESTER CORE STRATEGY

Policy DM 1 Development Management

4.2.8. The Policy states that, *“All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -*

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection.*
- *Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*
- *Existing or proposed hazardous installations.”*

Policy EN 17 Water Quality

4.2.9. Policy EN 17 states that, *“With reference to the Manchester-Salford-Trafford SFRA and other relevant documents:*

- *Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological;*
- *Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses;*
- *Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site;*
- *Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.”*

5 PLANNING APPRAISAL

5.1.1. This section provides a planning assessment of the key issues relating to the Proposed Development in the context of existing planning policy and other material considerations. Given the nature of development, the main considerations of this proposal include:

- Principle of Development;
- Access;
- Impact on Amenity; and
- Environmental considerations.

5.2 PRINCIPLE OF DEVELOPMENT

5.3 The Proposed Development forms part of the AMP7 Framework 2020-2025 to manage and maintain water assets across UU's network. The Proposed Development is required to facilitate the installation of a below ground storage tank at Boothroyden Road combined sewer overflow within which stormwater flows would be stored before being released back into the sewer network for subsequent treatment.

5.4 Saved Policy EM/8 - Protection of Surface And Ground Water in the Rochdale Borough Unitary Development Plan requires development proposals to "avoid exacerbating existing problems such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of capacity". Policy EN 17-Water Quality from the Manchester Core Strategy similarly requires that development proposals should avoid any adverse impact on water quality and wherever possible, should seek to enhance water quality. It also emphasises minimising surface water runoff, avoiding pollutants reaching watercourses, and improving the ecological status of watercourses. The Proposed Development responds directly to these policies, providing the infrastructure necessary to reduce the frequency of storm overflow discharges with resulting benefits in terms of water quality and ecological status.

5.4.1. In terms of national policy, the NPPF identifies the provision of infrastructure as a requisite for achieving the economic objective of sustainable development. In addition, supporting strong, vibrant and healthy communities is required to achieve the social objective whilst protecting and enhancing the environment, using natural resources prudently and minimising waste, are required to achieve the environmental objective.

5.4.2. It is considered that the Proposed Development is required to facilitate an improvement in water quality in the River Irk in accordance with local planning policy and that it is essential for achieving the objectives of sustainable development identified in the NPPF. Accordingly, it is considered that the Proposed Development is acceptable in principle.

5.5 ACCESS

5.5.1. Policy DM1 - *General development requirements* of the Rochdale Core Strategy states that all development proposals "*will be expected to demonstrate that they can provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements*".

5.5.2. Construction access would be gained via an existing turning head at the end of Boothroyden Road, as shown in the Site Layout Plan (Drawing Number 48304 XX XX DR C 0101 P04). A new drop kerb would be formed to enable access directly into the site from the highway. The Proposed Development

would comprise the construction of a bridge from Boothroyden Road and across the River Irk. The bridge is proposed as a temporary structure for the purpose of access to the Site to facilitate the construction.

- 5.5.3. The Proposed Development would be constructed to an appropriate and safe standard for a temporary access from the public highway; appropriate visibility has been designed in to allow the safe access and egress of construction vehicles. In addition, it is considered that the temporary access would not compromise pedestrian or highway safety and would not unduly increase traffic levels in the local area. Overall, it is considered that the Proposed Development would accord with Policy DM1 of the Rochdale Core Strategy and DM1 of the Manchester Core Strategy and would, therefore, be acceptable in terms of access.

5.6 ARBORICULTURE

- 5.6.1. An **Arboricultural Impact Assessment** (AIA) Report has been submitted with this planning application to identify all trees which may be affected by the Proposed Development, assess the impact of the Proposed Development upon those trees and to recommend such protection measures as are necessary to ensure the health of retained trees.
- 5.6.2. A desk study conducted between December 2023 and March 2024 established the following:
- There are no ancient/veteran trees or ancient woodland recorded within the Study Area;
 - There is one Tree Preservation Order (TPO) group administered by Rochdale Metropolitan Borough Council within the Study Area, the details of this are provided in Appendix D of the AIA Report. Trees protected by this TPO were not surveyed as they were assessed as not being impacted by the Proposed Development.
 - There are no conservation areas administered by Rochdale Metropolitan Borough Council or Manchester City Council within the Study Area;
- 5.6.3. A walkover survey of the arboricultural features within the Study Area was undertaken on 9 February 2024. A total of 39 arboricultural features were surveyed, consisting of 25 trees and 14 groups:
- Five arboricultural features were of moderate quality;
 - 31 features were of low quality; and
 - three features were of very low quality.

ARBORICULTURAL FEATURES TO BE REMOVED

- 5.6.4. The Proposed Development in relation to arboricultural features at the site is shown on the Tree Removal and Protection Plan (TRPP) in Appendix C of the AIA Report.
- 5.6.5. Within the Site boundary, the Proposed Development would necessitate the removal of nine arboricultural features to facilitate access for the temporary works:
- Removal of one low quality group (G9);
 - Removal of four low quality trees (T15, T21, T23 and T24);
 - Part removal of one low quality group (G8); and
 - Removal of two very low quality trees (T1 and T2).

PROTECTION MEASURES PROPOSED

- 5.6.6. Other arboricultural features around the Site boundary could be retained and protected throughout the construction phase.

5.6.7. An Outline **Arboricultural Method Statement** (AMS) is included in Appendix E of the AIA Report. The AMS addresses, in principle, the following matters which are of relevance to the Proposed Development:

- arboricultural monitoring;
- tree protection fencing;
- ground protection; and
- tree pruning.

5.6.8. It is recommended that the AMS be viewed as a 'living document' and reviewed and updated as necessary. It is anticipated that a pre-commencement site meeting would be required with the Local Planning Authority Tree Officer to confirm tree protection measures.

POLICY COMPLIANCE

5.6.9. The Proposed Development adheres to planning policies for environmental protection through the assessment undertaken and the mitigation measures proposed. The AIA Report has identified affected trees and recommends protective measures. The surveys confirmed the absence of significant ancient trees or woodlands. While nine arboricultural features will be removed, the AMS outlines measures to protect remaining trees, subject to continuous review. This approach ensures compliance with planning policies to minimise the environmental impact of the Proposed Development.

5.7 BIODIVERSITY

PRELIMINARY ECOLOGICAL APPRAISAL

5.7.1. A **Preliminary Ecological Appraisal** (PEA) of the Site was undertaken by WSP in November 2023. As part of the PEA a desk study, habitat survey (UKHab classification survey) and Protected Species Assessment (including a Bat Assessment) were undertaken to establish the ecological baseline for the Site.

5.7.2. The PEA recommends that measures be implemented to minimise habitat or tree loss and that environmental best practice measures outlined in the PEA should be implemented.

5.7.3. To ensure compliance with relevant legislation and planning policies, the following measures would be implemented:

Woodland Habitat

- Avoid direct loss/impacts to HPI woodland habitat where possible;
- Provide like-for-like compensation for any lost HPI habitat, potentially through planting additional native woodland to achieve no net loss of biodiversity.

Tree Preservation

- Minimise the loss of other trees during the Works;
- Implement appropriate mitigation and compensation for unavoidable tree removal, protecting retained trees according to BS5837 standards.

Bird Protection

- Undertake vegetation clearance outside the bird breeding season;

- Conduct pre-commencement checks for nesting birds, with appropriate exclusion buffers erected if active nests are found.

Badger and Amphibian Management

- Undertake pre-commencement walkovers to verify the absence of badger setts;
- Prepare and implement a Precautionary Working Method Statement (PWMS) to minimise impacts to terrestrial amphibians.

Wildlife Handling

- Backfill excavations and voids promptly to prevent the entrapment of wildlife;
- Engage a specialist contractor to address the presence of Invasive Non-Native Species (INNS), implementing biosecurity measures (see submitted Japanese Knotweed Management Plan).

Lighting and Construction Pollution

- Schedule works during daylight hours where possible to minimise the need for artificial lighting;
- Implement sensitive lighting designs to mitigate impacts on bats, adhering to best practice guidelines;
- Adhere to best practice pollution prevention guidance, including measures to control runoff, chemical storage, noise, and vibration.

AQUATIC AND OTTER REPORT

- 5.7.4. An aquatic habitat survey was completed on 18 January 2024, and found no evidence of otter presence or resting places within the Survey Area. However, it was noted that a record for otter was identified during the desk study approximately 643m east of the Site. Potential foraging and commuting habitat for otter was also identified within the Survey Area. As such, there is the potential for otter to move through the Survey Area and may be temporarily impacted by construction activities.

MITIGATION MEASURES

- 5.7.5. To mitigate potential impacts on otters during construction of the Proposed Works, the following measures would be implemented:

Precautionary Working Method Statement (PWMS)

- Preparation of a PWMS detailing prescribed working methods and avoidance strategies related to otter presence;
- Conduct pre-works checks by a Suitably Experienced Ecologist (SEE) to confirm baseline findings;
- Implement measures such as fencing off excavations and directing lighting away from sensitive areas.

Legal Compliance

- Halt works if otter resting places or holts are identified, seeking advice from a SEE and Natural England for potential European Protected Species licensing;
- Include details of surveys and habitat enhancement in licence applications.

BIODIVERSITY NET GAIN ASSESSMENT

- 5.7.6. A Biodiversity Net Gain (BNG) assessment has been submitted with this planning application.

- 5.7.7. Biodiversity Net Gain is the desired result of a process applied to development so that overall, there is a positive outcome for biodiversity. As per BNG guidance, the Site qualifies as a 'small site' as it fits the criteria of '*commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare*'. The Proposed Works is therefore exempt from mandatory BNG until the 2nd of April 2024. However, the Greater Manchester Combined Authorities 'Places For Everyone' development plan, puts an expectation on all development to achieve a 10% net gain and therefore the Proposed Works has a target of 10% BNG.

The Site primarily comprises of 'other neutral grassland' habitat, with scattered areas of broadleaved woodland. The River Irk flows through the Site to the north. No hedgerows are present within the Site and therefore are not discussed further in this report. Overall, based on the current design, the baseline biodiversity net gain assessment predicts a net loss of biodiversity. Whilst reinstatement measures are proposed in the Landscape General Arrangement Plan, there is insufficient space within the red line for 10% biodiversity net gain to be achieved. As a result, consultation with habitat offset providers is ongoing to identify and secure the required off-site compensation in order to achieve a 10% net gain target for the Proposed Works. Offsetting will seek to compensate for medium distinctiveness habitats that are currently being lost to the Proposed Works (other neutral grassland and broadleaved woodland), in order to compensate for habitats on a like-for-like or like-for-better basis.

POLICY COMPLIANCE

- 5.7.8. The proposed development demonstrates compliance with biodiversity protection and mitigation policies through comprehensive ecological assessments and recommended mitigation measures. The PEA identified potential impacts on habitats and species, prompting the implementation of measures to minimise habitat loss and mitigate disturbance to wildlife during construction. Additionally, the Biodiversity Net Gain (BNG) assessment aims to achieve a 10% net gain despite exemptions, highlighting a commitment to enhancing biodiversity. Overall, the proposed development seeks to address ecological concerns through proactive measures, ensuring compliance with planning policies for biodiversity conservation and enhancement.

5.8 FLOOD RISK

FLOOD RISK TO THE SITE

- 5.8.1. The primary flood risk to the site is from the River Irk (fluvial), with much of the site falling within Flood Zone 3 according to the Environment Agency FMfP, indicating high flood risk. Flood depths of up to 0.83m could be expected in low spots on the south bank during a 1% AEP flood event, but the proposed work area on the south bank is largely above this level.
- 5.8.2. Surface water flooding poses a risk, with depths of up to 0.60m and velocities up to 0.50m/s during a 1% AEP event on the north bank.
- 5.8.3. Sewer flooding is possible due to combined sewer infrastructure underground.
- 5.8.4. Groundwater flooding is unlikely but possible during intense rainfall events near the River Irk. The risk from other sources like tidal and canal flooding is very low due to site elevation and distance.

FLOOD RISK AS A RESULT OF THE PROPOSED DEVELOPMENT

- 5.8.5. Permanent works are not expected to significantly affect fluvial flood risk. Temporary ground level raising for the bridge may temporarily reduce floodplain storage by up to 42.5m³, but it's likely outside

the functional floodplain. This reduction may minimally increase flood risk around the site. The impact of the kiosk and pressure relief column on floodplain capacity is negligible. During a 1% AEP fluvial event, some flooding is expected, restricting site access, but it shouldn't affect construction or operation as the detention tank should still function.

- 5.8.6. The site faces high risk of surface water flooding on its north bank, especially if ground levels are temporarily raised for a compound. The proposed compound and access track may increase impermeable area by up to 1,015 m², but this is expected to be mitigated through temporary drainage. The kiosk and pressure relief column would minimally impact surface water flood risk. In case of combined fluvial and surface water flood events during construction, flood risk within the site boundary could increase significantly, but works are expected to cease during floods, so site access wouldn't be necessary.
- 5.8.7. The risk of sewer flooding to the site itself is not expected to change and will still be possible due to the presence of sewer infrastructure. However, the proposed works are expected to reduce the risk of sewer flooding to surrounding properties and infrastructure as the storm water detention tank will improve the sewer network capacity. The Proposed Development has been designed in such a way to minimise any risk of sewer flooding to the site so additional mitigation is not necessary.
- 5.8.8. Groundwater flooding is considered unlikely and the Proposed Development is not expected to impact the risk of groundwater flooding, to the site or elsewhere. Groundwater ingress during excavation would be addressed by de-watering.
- 5.8.9. Similarly, the risk of flooding from an uncontrolled release of water from reservoirs is considered unlikely. If this risk did occur during construction when river levels were also high, the risk to the site and surrounding land may be slightly increased due to the temporary reduction in floodplain capacity as a result of the temporary ground raising. However, this is very unlikely to occur during the 18 month construction period.
- 5.8.10. During the 50-year lifespan of the development, climate change is likely to increase the frequency and severity of rainfall events. Therefore, the risk of flooding to the site from fluvial and surface water sources will likely increase over time which could mean the site is more regularly inaccessible due to being flooded. The proposed development is water compatible and automatically operated though, so access during a flood is not expected to be necessary.
- 5.8.11. To mitigate potential negative impacts on flood risk, the following actions would be implemented for the proposed temporary works:
 - Monitor weather forecasts and subscribe to flood warning services. Cease work during flood alerts or warnings, securing materials to prevent downstream movement;
 - Implement temporary surface water drainage around the compound to prevent runoff towards nearby properties;
 - Design temporary works to minimise reduction in floodplain storage, prioritizing structural stability;
 - Monitor riverbanks and flood defences, reporting defects to the Environment Agency and reinforcing as necessary;
 - Manage shallow groundwater levels during construction, considering discharge to the river and flood defence stability;
 - Restore temporary work areas to their original or improved condition after completion, including reseedling;

- Develop Safe Systems of Work and Risk Assessment and Method Statement to mitigate risks near existing infrastructure.

5.8.12. Additionally, for operational safety during floods:

- Check flood warnings before site attendance and avoid access during flood alerts or warnings;
- Ensure ventilation louvres are elevated above flood levels to prevent water ingress into the kiosk;
- Consider permanent site drainage during detailed design to prevent localized water accumulation.

POLICY COMPLIANCE

- 5.8.13. The Proposed Development complies with the National Planning Policy Framework (NPPF) by adhering to flood risk assessment requirements. The development site falls within Flood Zone 3, necessitating an Flood Risk Assessment (FRA). The Proposed Development is not expected to significantly affect fluvial flood risk, although temporary ground raising for the bridge might temporarily reduce floodplain storage. There is a high risk of surface water flooding on the north bank, potentially exacerbated by ground level raising for a compound, but temporary drainage is planned to mitigate this. While the risk of sewer flooding to the site remains, the proposed stormwater detention tank aims to reduce the risk to surrounding areas. Groundwater flooding and flooding from reservoir releases are considered unlikely to impact the site significantly. Climate change may increase flood risk over time, but the development is designed to remain operational during floods, reducing the need for site access. On this basis, it is considered that the Proposed Development complies with planning policy for flood risk.

5.9 LANDSCAPE AND VISUAL AMENITY

- 5.9.1. A **Landscape General Arrangement Plan** (Reference: 70114053-LUD-001) has been submitted with this planning application. The landscape mitigation measures proposed are listed below.

MITIGATION MEASURES PROPOSED

Utilities and Tree Protection

- Utility Confirmation - The contractor must confirm the positions of buried utilities before landscape works commence.
- Tree Protection - Existing trees slated for retention must be safeguarded during construction in accordance with BS 5837.
- Root Barriers - To protect utilities near trees, root barriers are to be installed.

Ground Preparation and Soil Quality

- Compliance with Standards - All ground works must align with United Utilities' Standard Specification - C08 Landscape Works (Feb 2021).
- Topsoil Quality - In cases of deficiency, topsoil sourced must meet BS 3882 standards, ensuring specific attributes such as pH value and stone content.

Topsoil Depth and Preparation

- Depth and Preparation - Topsoil should be prepared to specified depths and conditions suitable for planting, ensuring removal of undesirable materials.
- Soil Retention - Soil within the root spread of trees and shrubs must be retained, with no disturbance allowed in these protected areas.

Planting Guidelines

- Compliance with Standards - Plant materials must conform to the National Plant Specification, and planting operations should adhere to HTA 'Handling and Establishing Landscape Plants'.
- Tree Planting - Trees should be planted following British Standard BS:8545 2014, preferably during late November to late March.
- Wildflower and Amenity Grassland - Areas designated for wildflower or amenity grassland should be sown according to accompanying plant schedules, ideally during Spring or Autumn under favourable weather conditions.

MANAGEMENT OF INVASIVE SPECIES

- 5.9.2. An **Invasive Species Method Statement** has also been submitted with this planning application and sets out how the contractor will ensure that works will not lead to the spread of invasive non-native species.

POLICY COMPLIANCE

- 5.9.3. The comprehensive landscape mitigation proposal ensures compliance with planning policies aimed at protecting the landscape. Measures such as tree protection, Japanese Knotweed management, and adherence to soil quality standards contribute to minimising the environmental impact of the proposed development in line with relevant regulations.

5.10 AIR QUALITY

- 5.10.1. The proposed development is not expected to significantly impact air quality in the surrounding area. To minimise dust during the construction of the proposed development, mitigation measures would be implemented as described in the **Construction Traffic Management Plan** submitted with this planning application.

MITIGATION MEASURES PROPOSED

Construction Vehicle Routeing

- To minimise dust generation, careful planning of construction vehicle routes will be implemented with the aim to avoid congested areas and adhere to designated routes, reducing the potential for dust emissions along roadways.

Pre-construction Road Condition Surveys

- Prior to the commencement of construction activities, detailed surveys will be conducted to assess the existing condition of roads within the site area. This assessment will ensure that any necessary repairs or preparations are made to minimise dust generation during construction.

Parking Arrangements for Site Vehicles

- To prevent construction-related vehicles from contributing to dust emissions on public roads, arrangements have been made for the parking of staff vehicles within designated compound areas to reduce the number of construction-related vehicles on public roads and reduce dust emissions in the surrounding area.

Noise and Vibration Control Measures

- Pre-construction noise surveys will be carried out to establish background noise levels, allowing for the implementation of appropriate measures to control noise and vibration during construction.

Echo barriers will be deployed along fencing to mitigate both noise and dust emissions, ensuring compliance with established standards.

Surface Water Management

- Dynamic assessments of surface water management will be conducted throughout the construction phase to prevent the accumulation of water, which can exacerbate issues related to dust. The maintenance of drainage systems will be prioritised to mitigate any potential dust-related problems and minimise environmental impact.

6 CONCLUSION

6.1.1. Planning permission is sought for:

CONSTRUCTION OF A TEMPORARY BRIDGE CROSSING OVER THE RIVER IRK, EXTENDED 2.4M HIGH PALISADE BOUNDARY FENCING AND PRESSURE RELIEF COLUMN TO FACILITATE PERMITTED DEVELOPMENT WORKS TO PROVIDE A BELOW GROUND STORMWATER STORAGE TANK

6.1.2. This Planning Statement has assessed material matters including the principle of development, access, impact on amenity and environmental considerations against relevant policy in both the NPPF and Development Plan.

6.1.3. The proposed development aligns with planning policies concerning water quality improvement, infrastructure provision, and sustainable development objectives outlined in the NPPF. Through the installation of a stormwater storage tank, the proposed development addresses the need to manage stormwater effectively, reducing the frequency of overflow discharges and enhancing water quality in compliance with relevant planning policies environmental legislation.

6.1.4. Comprehensive mitigation measures are proposed to minimise environmental impact including: tree protection; invasive species management; and dust control during construction. Additionally, the proposed landscape mitigation measures and biodiversity net gain assessment demonstrate a commitment to enhancing ecological value and visual amenity.

6.1.5. It is considered that the proposed development complies with planning policy and therefore planning permission should be granted.



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