

Engineering Summary in connection with Planning Application for New Proposed Residential Development at Hoyle Ing Dye Works, Manchester Road, Linthwaite

This document is a summary appraisal of the engineering issues associated with the above mentioned scheme. A review of the associated documentation from the existing planning permission has been undertaken to compliment the proposed scheme.

The original planning approved scheme for the site has a planning application No. 2011 / 62/90931/W1. Several documents which were issued with the original planning application are to be submitted with the new planning application and are as listed below:

- Coal Mining Search Report by David Bellis Consulting Surveyors dated 17th January 2011.
- Transport Statement by HY Consulting dated March 2011.
- Phase 1 Desk Top Study by JNP Group dated 30th March 2011.
- Flood Risk Assessment by JNP Group dated 23rd March 2011.

The existing scheme which has planning permission has been slightly reduced in area and rationalised to provide a more economical build solution and a more practical access and servicing of the site. Several items from the original planning permission conditions relating to engineering matters are expected to also be a consideration for the new proposed scheme as listed below:

- Condition 5. The proposed scheme utilises a new access road off Manchester Road with proposed off site works all as agreed on the previous planning permission. On site parking spaces provide 200% parking without recourse to counting garage spaces. It is likely the materials and drainage strategy for the hardstanding areas will be a condition for the proposed planning condition.
- Condition 6. It is recognised it is likely a condition relating to the proposed highway works will be implemented on the proposed planning permission.
- Conditions 16 &17. It is recognised a Phase (ii) Intrusive Site Investigation will be required together with potential remediation. It is likely due to site constraints the Phase (ii) Intrusive Investigation will take place during the demolition phase and the findings of the Phase (ii) Investigation will determine if any remediation is required.
- Condition 22. It is likely the disposal of foul and surface water drainage from the site will need to be agreed with Yorkshire Water following planning permission. It is probable the foul drainage will discharge to the existing 300 diameter sewer in Manchester Road. The surface water drainage will be

addressed using sustainable urban drainage systems if possible or if ground conditions do not allow any suitable systems to be implemented the surface water drainage will discharge to the existing sewer network via the existing connection. Liaison will be needed with Yorkshire Water regarding flow rates which will be allowable. The site is currently all hard surfacing and discharges to the existing sewer network so the proposed surface water flow will not be greater than the existing flow.

The flood risk assessment is still within 5 years of being produced and is therefore still classed as a current document. The flood risk assessment shows the proposed finished floor levels of the new dwellings are well in excess of even 1 in 1000 year flood levels and therefore flooding of the site is not a risk.

It is recognised the Coal Mining Search Report may now need replacing with an up to date Coal Mining Risk Assessment. However, the Coal Mining Search Report concluded the risk from coal mining on the site is very low and we would expect the Coal Mining Risk assessment to concur.

The Phase (i) Desk Top Study dated March 2011 is considered to still be current. We have undertaken a site walk over and can confirm there are no visual signs of anything changing on the site since the document was produced which could alter the findings and recommendations in the document.

BMC

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