

Addendum to Supporting Planning Statement
following revisions for proposed demolition of
existing redundant mill premises and the erection
of 55 dwellings with associated parking and open
space at Cellars Clough Mills, Manchester Road,
Marsden, Huddersfield, HD7 6LY

For; **Cellars Clough Properties Ltd**

SHF.1330.001. P.R.003



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Addendum to Supporting Planning Statement following revisions for proposed demolition of existing redundant mill premises and the erection of 55 dwellings with associated parking and open space at Cellars Clough Mills, Manchester Road, Marsden, Huddersfield, HD7 6LY

Project:	Addendum to Supporting Planning Statement
For:	Proposed demolition of existing redundant mill premises and the erection of 55 dwellings with associated parking and open space at Cellars Clough Mills, Manchester Road, Marsden, Huddersfield, HD7 6LY
Status:	Report for submission to local planning authority
Date:	23.11.17
Author:	David Storrie Dip TP, MRTPI Director of Planning
Reviewer:	Matt Travis, Director

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1 Introduction

- 1.1.1 This updated Supporting Planning Statement has been prepared by **Enzygo Environmental Planning Consultants** on the instructions of Cellars Clough Developments Limited, the client, to support a planning application for the demolition of existing redundant mill premises and the erection of 55 dwellings with associated parking and open space at Cellars Clough Mills, Manchester Road, Marsden, Huddersfield, HD7 6LY.
- 1.1.2 The application was first submitted in May 2016 and validated in August 2016. Through the consultation process a number of issues were raised that have resulted in a revision to the proposed layout. Whilst Officer's were supportive of the principle of development on the site, concerns were expressed about the development going beyond the clear previously developed part of the site to the east. Whilst this land is within the curtilage of the site we have agreed to limit the development to that part of the site where development has previously existed.
- 1.1.3 The layout and form of development have been revised to provide two blocks of apartments adjacent to the canal to reflect the massing of the existing mill with three storey dwellings in a linear form adjacent to the river. This provides a much better form of development and provides an opportunity to provide appropriate landscaping between the two building forms. The original and revised schemes are set out below for comparison.

[illegible]

2.1.1 As stated above, the form of development has been amended to provide a more sympathetic form taking account of the industrial heritage of the site. The intention is to use reclaimed stone from the demolished mill.

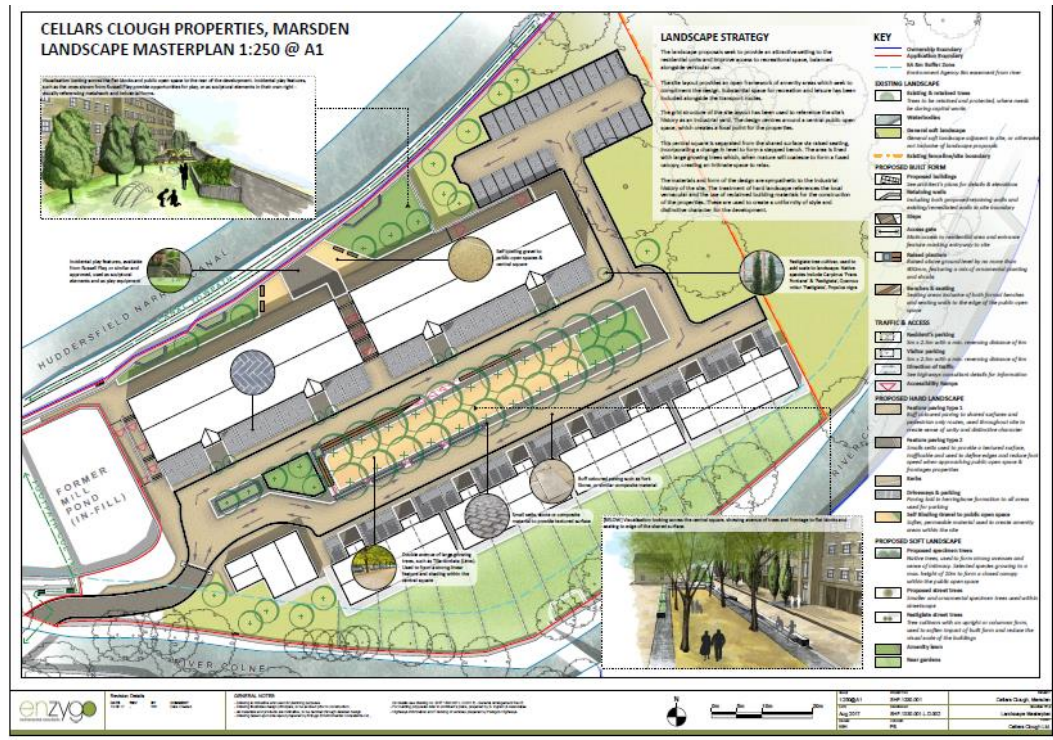
Apartments



Housing adjoining the river



Landscaping Proposals



3. Issues raised during consultation

- 3.1.1 As stated above, the development all now stands on the previously developed part of the application site. The footprint and volume calculations of the existing and proposed are set out below. From this it can be seen that the proposed development is smaller in terms of footprint and volume than the existing mill and consequently the impact on openness of the Green Belt is less than the existing.

VOLUME OF EXISTING BUILDINGS 54,600m³
FOOTPRINT OF EXISTING BUILDINGS 4,137m²
VOLUME OF PROPOSED BUILDINGS 31,870m³
FOOTPRINT OF PROPOSED BUILDINGS 2,297m².

- 3.1.2 The Flood Risk Assessment has been revised to reflect the layout change and to respond to consultee comments. A Sequential Test Report has also been submitted. Haigh Huddleston, the authors of the Flood Risk Assessment, have made the following comments in response to consultee responses on the application. These are set out in full below.

Re planning application No 2016/91573

Cellars Clough Mill, Manchester Road, Marsden, Huddersfield HD7 3LY

Further to the responses from the consultations regarding the proposed development we have revised the FRA for the development and would respond to the comments made below.

Kirklees MDC – Drainage

The site will be drained with a SUDS scheme in the form that the surface water discharge from the site will be attenuated to 70% of the existing annual discharge rate. Storage of surface water will be provided within the adjacent open space in the form of a surface water detention basin. This could incorporate a small area of permanent water to provide some treatment of the

run off but only if it is privately maintained or considered as public open space. Open water would not be acceptable to Yorkshire Water for adoption. If the 1 in 30 year storage requirement is provided in underground tanks then these would be adopted by Yorkshire water and they would be happy for the open basin storage to be maintained by a private company or the local Authority. This is obviously a point for further discussions but is achievable as seen from a Flood risk perspective. The siting of the basin and any underground tanks will need to be agreed and can be covered by a simple planning condition.

The upstream mill pond has been considered in two parts. We have reviewed the report prepared by Kirklees in 2014 and re-inspected the site. There is little change from that report or our previously Submitted FRA. The walls are still structurally stable but do require some minor works to prevent seepage through the wall and a simple cementitious grouting operation would effectively reseal and stabilise the walls. Whilst the walls have moved slightly they are not un-stable, and the movement is symptomatic of dry wall construction.

Part of the application includes for the infilling of the eastern section of the mill pond. This will make the culvert beneath the site redundant and allow its removal. There is also a draw down outlet from this area of the pond which would also become redundant but this would leave the western section of the pond without a draw down facility. The water levels in the western pond would be controlled, as it is now, with the small penstock alongside the overflow on the southern edge some 200m away from the site. The inflow is already controlled by a similar penstock at the upper end of the Goit that feeds the ponds. We would suggest that a new drawdown pipe is installed within the infilled pond area to keep this facility. It would discharge to the same point and only be used for draw down reasons. The western pond is privately owned and used as a fishing club who carry out regular maintenance of pond and its surroundings. It also ensures that any problems with pond are reported and addressed. The proposed development of the site would simplify the

arrangements for the hydraulics of the ponds and remove the flows through the culvert beneath the site.

The infilling of the eastern section of the pond will reduce the lateral pressures on the walls and stabilise them.

The flood routing through the site is shown in the new FRA and effectively deals with any flows that would enter the site due to exceedance conditions or breeches of the dams to the ponds or Sparth reservoir. The arrangement of the main units means there is a direct route through the site from the ponds down to the open land to the east. The house floor levels are set some 450mm above the road levels allowing flood water to flow along the highway from west to east. with This simple arrangement allows overland flows to pass through the site without risk to the buildings

After reviewing the River modelling data that the area of development is effectively protected by existing boundary walls albeit that the defences are private but are existing 350mm thick stone walls whose crest is only just below the 1 in 1000-year flood event. These protect the site but the flooding plans for planning purposes disregards these topographical features because of possible breach scenarios and over topping. This leaves the site outside flood zones 2 and 3 with the benefit of these defences. We have proposed to reinforce these walls with a gabion edge earth bank that will prevent flooding even up to the 1 in 100-year event. These will fall in back gardens to new residences and the purchasers will be informed of the need to maintain these defences as riparian owners, or they could be included within the management company for the site and inspected and reported on a yearly basis.

We have carried out an initial estimation of the flood waters that could be displaced by this reinforcement, even though the 1 in 100-year event would not enter the site, and for the 1 in 1000year event, an extra 80 cubic meters of flood water would have to be catered for. This has been provided within the proposed surface water detention basin to the east of the site.

It should be noted that even during the major flood events in the nearby Calder valley in 2015 this site did not experience any flooding from the River Colne.

Environment Agency

The floor levels are all set a minimum of 600mm above the 1 in 100-year flood event and in many cases above the 1 in 1000year event. These have been shown with the amended FRA.

The existing wall to the southern boundary of the site has been shown to be a substantial stone wall approx. 350mm thick that would prevent the 1 in 100 year flood event waters entering the site from the river. As agreed verbally it is proposed to reinforce this wall with an earth and gabion banks to prevent even the 1 in 1000-year event flood waters entering the site. This affords protection above the current requirement for Flood Risk.

We have also provided compensatory flood volumes for the 1 in 1000year event as described above.

Canals and Rivers Trust.

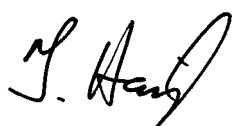
We do not consider that there any implications on the operation of Sparth Reservoir by the development of this brownfield site. The FRA outlines the effects of a breach of Sparth reservoir holding dam and how the flows would be channelled along the canal by the existing walls that abut the canal and separate the canal from the site. Over the first 75m the pond retaining walls are over 2m high and approx. 2-3 m thick with a stone facing, when this is compared with a holding dam height of 3m the effects of a breech would not affect this wall. Further to the east a further 100m of old mill walls 350 -450mm thick form the boundary to the site. At this point the max depth of flow from such a breech would be below 1m in depth and the flood waters would flow out of the canal to the north of the canal that are at a lower level rather than into the site. There is no change in this scenario from what currently exists. The reservoir and holding dam are under the control of the Canal and Rivers Trust and must be inspected on a regular basis under the Reservoir Act. We consider

the risk of a breach of the dam to be a very low risk and not of sufficient risk to prevent redevelopment of the site.

The other items relate to aspects outside the realm of the FRA but item 7 relates to a culvert that runs beneath the proposed site which is quoted as an essential run off for Sparth Reservoir.

The only culvert noted as running beneath the development site is the main outlet from the ponds to the former mill. This only serves the mill ponds and has no connection to Sparth reservoir. There is no legal easement or wayleaves relating to this possible discharge. There is culvert that runs beneath the western mill pond that carries the flows from the watercourse on the northern side of the canal down to the River Colne on the south side but this is to remain as is and not be disturbed within these proposals.

The remaining issues relate to items outside the remit of the FRA as commissioned for this site and we believe we have approached and complied with the consultees comments. We are available to discuss these matters further if so required.



Trevor Haigh B.Sc., C.Eng., M.I.C.E.

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- 3.1.3 In response to the consultation response from the Council's Ecologist we comment below. It should be remembered that the site has a planning history with previous development approved.
1. Survey dates. The Minimum Standards for Bat Surveys in West Yorkshire (Version 5) (West Yorkshire Ecology) states: "These [dusk emergence or dawn re-entry survey] should be undertaken at suitable, times of the year (normally May to August, (September to mid-October is sub-optimal but may be acceptable)." At this site, the

dusk and dawn bat surveys were undertaken between 25th August 2015 and 8th September 2015 (similar surveys were also undertaken between 13th August 2012 and 6th September 2012). Considering that the published Minimum Standards states that dusk emergence surveys through to mid-October may be acceptable, given that surveys were undertaken in August both in 2012 and 2015, and the remaining surveys were completed in the first 8 days of September, this is not a significant limitation.

2. Regarding the potential for the buildings to be used by bats during the winter; hibernation surveys were completed between December 2007 and February 2008. For safety reasons, it is now not possible to enter the buildings for bat inspection surveys at any time of the year. Therefore, the only suitable winter survey method would be to place automated bat detectors at the site to monitor bat activity during the winter. This could potentially be undertaken from mid-November through to March.
3. It should be noted that the applicant has gone to considerable expense to build a bat house as compensation for the loss of bat roosts at the site. The bat house has already been built and has been somewhat over-designed such that it provides an excellent range of bat roost features for use at all times of the year.
4. Given that the bat house has already been built (providing roost features for use year-round) and comprehensive bat survey information is available from surveys conducted between 2007 and 2015, it can be concluded that, given the adoption of standard mitigation measures, the development would not result in significant harm to bats ('significant harm' is the relevant test under para 118 of NPPF). Also, there is no reason to suggest that Natural England would not issue an EPSM licence for the proposed demolition.

Kind regards

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4. **Conclusions**

- 4.1.1 The revisions have been made to take on board Officer comments and feedback from consultation. We trust you now have everything needed to make a positive decision on the application. If you need anything else, then please do not hesitate to ask.



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