

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.004

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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:	27.9.18
Author:	David Storrie Dip TP, MRTPI Director of Planning
Reviewer:	Matt Travis, Director

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1 Introduction

- 1.1.1 This additional addendum to the submitted Supporting Planning Statement has been prepared by **Enzygo Environmental Planning Consultants** on the instructions of Cellars Clough Developments Limited, the applicant, 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 revisions 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.
- 1.1.4 Further revisions have been made to the design of the apartments and the landscaping and open space areas along with dealing with matters relating to Highways, PROW's, Ecology and Drainage. We deal with these matters below.
- 1.1.5 Set out below are details of the previous scheme, the first revision and the final layout.

3. Issues raised during consultation

- 3.1.1 The proposed development is appropriate in the Green Belt, redeveloping a brownfield site and demonstrating that the impact on openness is no greater than the existing. Through consideration of the application we have dealt with a number of technical issues that have arisen. These are summarised below.

Highways

- 3.1.2 The site is served from the existing access off Manchester Road. Whilst this has served as the access to the mill with industrial traffic using it for a significant number of years, the access road is to be upgraded as requested by Kirklees Highways with the provision of a new footpath adjacent to the road.
- 3.1.3 The internal layout provides adequate car parking for the development and there will be a one-way flow through the development around the central landscaped space.
- 3.1.4 The highway details submitted are considered to be acceptable to serve the development.

PROW

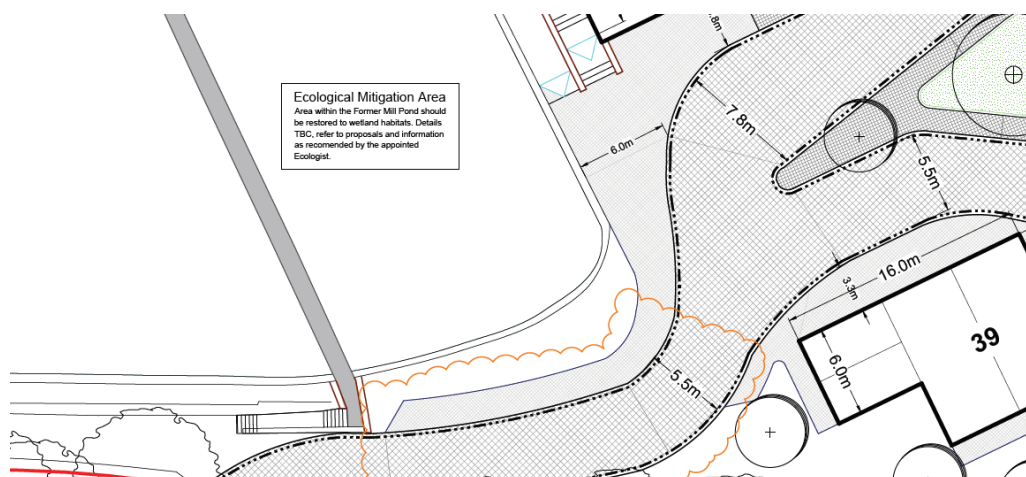
- 3.1.5 During consideration of the application discussion took place regarding existing PROW on the site. Following discussions with Council Officers, it has been agreed to tidy up the two existing PROW's either side of the access road (that is also a PROW) and provide a footpath alongside the access road as requested by the Council.

Landscape/POS

- 3.1.6 Following discussions with the Council's Landscape Officer, the proposed landscape scheme has evolved. The main feature is the central landscape area between the apartments and the houses adjacent to the river.
- 3.1.7 This central area provides POS as well as land to the rear of the apartment blocks adjacent to the canal.

Ecology

- 3.1.8 At the request of the Council's Ecologist, a further Bat Survey has been undertaken. Mitigation can be covered by way of an appropriate condition.
- 3.1.9 During discussions the Council asked if part of the empty mill pond adjacent to the apartment block could be filled back in with water to provide a water habitat. This is acceptable to the applicant and we have indicated this on the plans. The exact details of this in terms of exact location and scale can be covered by way of a planning condition.



Drainage/Flood Risk

- 3.1.10 During consideration of the application there has been a significant amount of information submitted relating to Flood Risk and drainage. Following submission of the latest details the Environment Agency and the Council's Lead Officer on Drainage raise no objections subject to appropriate planning conditions.
- 3.1.11 The outfalls from the mill pond have been inspected along with Council Officers and it was explained how they will operate. All existing penstocks and valves will be inspected and renewed as required as part of the pre-start of the

project. They will then be inspected on an annual basis and repaired as necessary. This can be conditioned.

- 3.1.12 Furthermore, the walls to the upstream mill pond will be inspected on a yearly basis following drilling and grouting operations which will ensure no leakage of water from the ponds takes place through the walls.
- 3.1.13 The trees to the southern side of the mill ponds wall are not considered a threat to the structural stability of the walls but will be inspected on an annual basis.
- 3.1.14 The goit or race from the river is considered to be suitable for purpose but will require removal of fallen trees and any other debris within the channel. The inlet to the goit should be inspected on an annual basis and the penstock checked for operational use on a twice-yearly basis.
- 3.1.15 The downstream out let from the ponds to the original turbine will be sealed off and the downstream legs grouted up or grubbed out . It is not believed that there are any further connections to this other than from the roof and yard drainage which will be replaced with new drainage.
- 3.1.16 A new draw down facility will be constructed with in the eastern mill pond that is to be infilled to allow rapid draw down of the ponds as required. The existing side over flow will be examined and minor repairs carried out to ensure that the penstocks and cascade weir id fully operational.
- 3.1.17 The storage system for the attenuation on the surface water system will be in the form of an underground tank or an open detention basin with 1 in 4 slopes and flow control device which will be inspected on an annual basis and subject to a regular management and maintenance scheme. The scheme will include for regular grass cutting and removal of any deleterious matter on a monthly basis.
- 3.1.18 The Council's Lead Officer on drainage has recommended appropriate conditions in respect of the above and covering future maintenance through a Management Company via a Section 106 agreement.

Section 106 Matters

- 3.1.19 The development generates a number of issues that are best dealt with by way of a S.106 Agreement. These include affordable housing, POS (although there is some on-site provision), management of surface water drainage infrastructure and Education contributions. In respect of affordable housing, the applicant's preference is for an off-site contribution given the location of the site away from Marsden town centre.
- 3.1.20 The applicant is agreeable to dealing with these matters via a S.106.

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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