

**UPDATE REPORT**

**FOR DEVELOPMENT CONTROL COMMITTEE  
MEETING OF 19 JANUARY 2021**

**Item B1 (2020/0018) Heritage Arcade, Rawtenstall**

There is a degree of overlap within conditions 5 and 6, therefore, it is proposed that these be amalgamated to form one condition, to read as follows:

*5. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment and Drainage Strategy (Ref No.: 42757/4001, Rev: 1, Dated: 15.11.2019) which was prepared by (Peter Brett Associates LLP).*

*Those details shall include:*

*a) Final sustainable drainage layout plan appropriately labelled to include:*

- Pipe/structure references*
- Dimensions,*
- Design levels,*
- Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of plot to confirm minimum 150mm+ difference for FFL.*

*b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the agreed runoff rate of 5l/s, as per the submitted Flood Risk Assessment and Drainage Strategy (FRA-DS) (4257/4001/REV 1 – NOVEMBER 2019). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Any variation to the discharge rates and location of surface water or foul flows shall be agreed in writing by United Utilities and the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.*

*c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change (pre & post development), volume of attenuation required (post development)), to include the return period summary of critical results by maximum levels.*

*d) Detailed flood mitigation measures for all floor levels and Flood Response Management Plan for occupants, as per the FRA-DS.*

e) *Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.*

f) *Construction phase surface water management plan to include how surface water and pollution prevention will be managed during each phase of construction. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.*

Reason: *To reduce the risk of flooding from the development.*

Condition 17 should be altered to enable construction works to commence at 7am. Given the town centre location, this should not have any detrimental impact on residential amenity.

Therefore, the revised condition to read:

*17. Any demolition and construction works associated with the development hereby approved shall not take place, except between the hours of 07:00 and 18:00 Monday to Friday and 7:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays*

Reason: *In the interests of neighbouring amenity.*

**Mike Atherton**  
**Planning Manager**  
**15<sup>th</sup> January 2021**