

**Forge Mill, Forge Road,
Chinley**

**Submission of Reserved Matters
by Wainhomes North West Ltd
and Innovation Forge Ltd**

**Statement in respect of condition
16 Outline Planning Permission
Ref: APP/H1033/A/13/2189819**

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Appendix 2 – Proposed Site Plan showing culvert location and proposed diversion.

1. Introduction

1.01

This statement is made in support of the reserved matters planning submission by Wainhomes North West Ltd and Innovation Forge Ltd. This submission encompasses the first phase of the redevelopment of Forge Mill. Subsequent reserved matters submissions will cover subsequent phases of the redevelopment.

1.02

Outline Planning Permission was granted on 29th May 2013 by the Secretary of State for Communities and Local Government.
Ref: APP/H1033/A/13/2189819.

1.03 Planning Condition 16

“Submission of reserved matters shall include a scheme to divert the minor watercourses that pass through the site to be approved in writing by the local planning authority. The scheme shall show that new buildings are not sited above the route of any culverted sections and be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority”.

2. Site History

2.01 Previous Use

Up until 2005 the site was owned by Coats Viyella Ltd who operated a bleach and dye works on the site. In 2006 the site was sold and all industrial operations ceased in late 2006. All the buildings were demolished in 2010.

2.02 Existing Watercourses

Two existing culverted watercourses are known to exist as shown on the plan in Appendix 1 marked A and B. Both watercourses run in a northerly direction from the Chapel-en-le-Frith A6 trunk road, pass under the historic and protected Peak Forest Tramway and into the site. The culvert to the west, culvert A, has been located as has Culvert B located to the east. Watercourse B is not within the red edge boundary of this reserved matters application however, it is prudent to consider it within the context of the overall redevelopment.

2.03 Watercourse A

Culverted watercourse A is open for a short length, approximately one metre, immediately on the north side of the Peak Forest Tramway. At the time of inspection the culvert was dry. The watercourse then enters a further culverted section by way of a 225 mm diameter plastic pipe. The use of a plastic pipe indicates that this section has been constructed relatively recently, certainly within the last thirty years. The culvert is then located again at the edge of the former buildings within the site and it is thought this then passes under the concrete slabs of the former buildings. The point of exit to Black Brook could not be ascertained at the time of inspection.

2.04 Watercourse B

Culverted watercourse B passes under the Peak Forest Tramway and currently discharges directly into Black Brook.

3. Proposed Works

3.01 Watercourse A

It is proposed to divert the existing culverted watercourse to the open ditch located to the west, noted as point 1 on the plan within Appendix 1, which it is believed was the original route of the watercourse prior to the construction of the Peak Forest Tramway in 1796. This open ditch is outside of the proposed redevelopment boundary and drains naturally by gravity to Black Brook. Further investigation is required to ascertain whether there is an outfall pipe of sufficient capacity under Forge Road. If the investigations reveal that a new pipe is required this will be constructed as part of the proposed upgrade works to Forge Road required as part of the overall redevelopment.

There are clear ecological benefits to this proposal in that the existing dry ditch will become a natural wetland increasing the biodiversity of the local flora and fauna.

3.02 Watercourse B

As stated in 2.02 above Watercourse B is not within the reserved matters planning application under consideration but it is prudent to consider it at this stage.

As can be noted on the drawing attached in Appendix 2 it is unlikely that this culverted

water course will require diversion and can remain in situ.

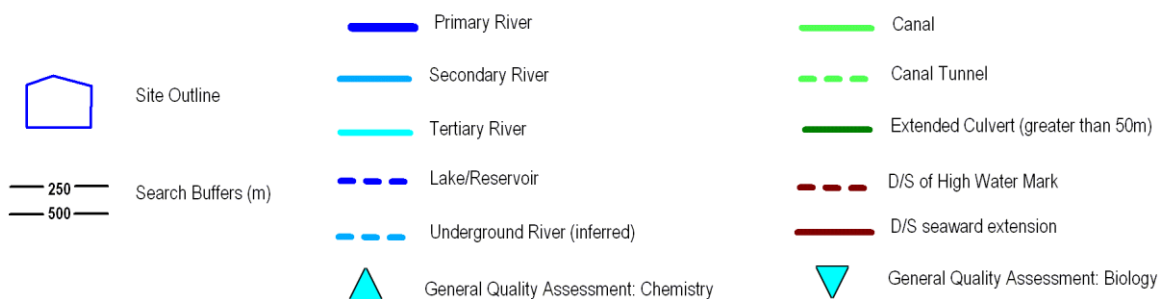
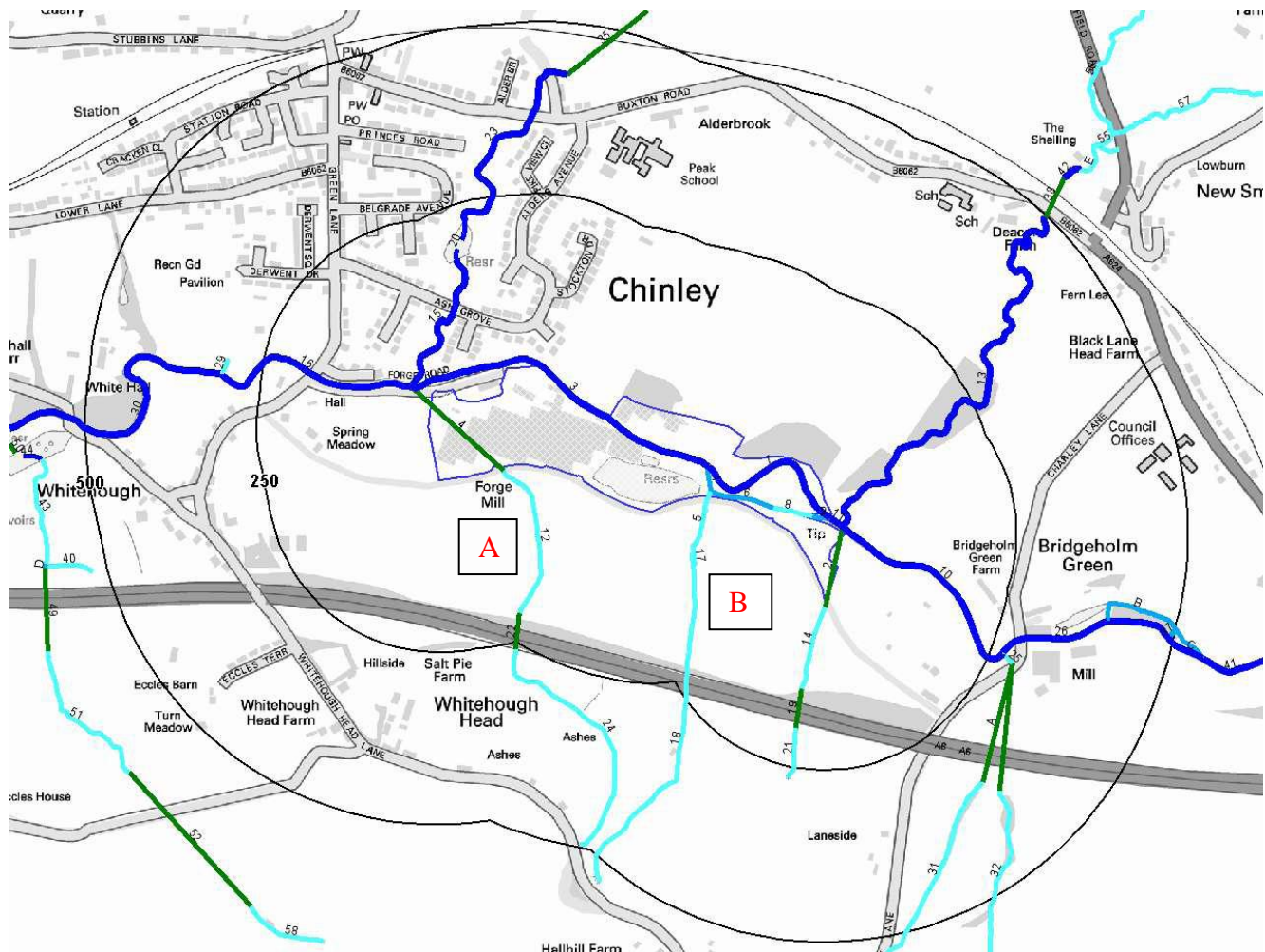
3.03 Timing of the Works

The diversion of the watercourse A will be undertaken during the initial remediation process and will be completed before commencement of the proposed residential and commercial buildings.

4. Summary

It has been demonstrated that the existing culverted watercourse can be satisfactorily dealt with so that they are not underneath the proposed buildings or within the curtilage of the private dwellings. The proposals also offer significant biodiversity improvements which should be welcomed.

Appendix 1



Appendix 2

