

Application No HPK/2023/0112 - Moorside Cottage access drive, Charles Lane, Glossop, Derbyshire, SK13 7SF.

1. The following statement is made in response to the planning officer's request for some context and justification for the proposed building to enable an understanding as to whether Very Special Circumstances exist that would enable the application to be supported, as required by paragraph 14 (d) of Chapter 13 of the National Planning Policy Framework.
2. The existing water supply to the residences at Moorside cottage is provided by United Utilities into an open subterranean metal tank from which point it is pumped uphill to Moorside cottage. United Utilities asset extends only as far as the entry to the water tank, and they have no ownership of or responsibility for the tank, the pump, or the pipework that runs from the tank to Moorside Cottage. The photograph below shows the tank and equipment.



3. The current arrangement is no longer satisfactory as the tank and pump are old and require regular and frequent maintenance and repair in order to maintain a supply to the dwellings. This currently has to be undertaken in unsafe circumstances, because of the poor access.
4. Furthermore, United Utilities have been unable to identify where their supply to the tank originates.
5. Therefore, the storage and pumping equipment will have to be renewed. As the existing equipment has come to the end of its serviceable life it needs to be renewed with new storage units and pump.
6. Long and in-depth discussions and negotiations have taken place between the applicant and United Utilities in order to formulate a system that will provide an acceptable, clean supply. Through inspection and test UU have confirmed that it is not possible to provide an unpumped system at Moorside cottage as the mains pressure in the area cannot raise the supply beyond the position of the proposed new building. Therefore their incoming main will terminate at that point.
7. A copy of an email from UU to the applicant regarding water pressure, (dated 30.03.2021) is submitted with this statement.
8. To enable UU to make the connection, the applicant will have to provide a sealed pressurised storage facility. A pump will be required in order to deliver a clean and acceptable water supply from the storage units into Moorside cottage. Being a pumped system, it will need to be serviced and maintained on a regular basis and safe access for that will be necessary.
9. The housing unit for the storage and pump will need to be large enough to permit access for maintenance as well as being capable of housing the equipment. A further design has resulted in the reduction of the footprint of the proposed building from 4600x 3600mm to 3500x2800mm. The eaves height would stay as original design because of the need to access the building through a standard height door. This will allow space around the equipment as well as headroom for maintenance. The equipment comprises 2 No storage tanks per dwelling (ie one in use and one for back up), each fitted with pumps and pressure vessels over.
10. The revised drawing is submitted with this statement.

I trust this information will assist you in your assessment of this application and that you can agree that there are Very Special Circumstances which would justify the erection of the building, which will enable you to recommend approval, as without permission to carry out the development, a reliable, safe, clean water supply cannot be maintained at the property.

Prepared and issued by Brian Elwell, Chartered Building Surveyor.

