

Fw: Application P/2020/0061/HYBR and land Drainage Consent for Barrow Brook  
 Jennifer Bolton  
 to:  
 Planning  
 13/10/2020 14:08  
 Hide Details  
 From: Jennifer Bolton/CEXEC/STHMBC  
 To: Planning@sthelens.gov.uk

Can the latter email 21/09/2020 go on-line as LLFA consultee comments.

Thanks

Jennifer Bolton  
 Senior Planning Officer  
 Development Control  
 St Helens Council  
 01744 676184

---

**From:** Matthew Catherall <MatthewCatherall@sthelens.gov.uk>  
**Sent:** 21 September 2020 16:35  
**To:** Jennifer Bolton <jenniferbolton@sthelens.gov.uk>  
**Subject:** Application P/2020/0061/HYBR and land Drainage Consent for Barrow Brook

Afternoon Jennifer

Please see the following in relation to Application P/2020/0061/HYBR.

LLFA: No objections for full application stage and conditions required for outline stage.

For the full application there are no objections to the development and no conditions are required. The land drainage consent for Barrow Brook has been submitted by Fairhurst and has been provisionally approved until the formal consent has been provided. The consent is currently being written and I am waiting on confirmation on the signatory.

I would not that the LLFA require a revision that previously submitted plans showing the surface water layout and master plan, show the revised watercourse location and the section of Barrow Brook which is not to be removed to be identified in the planning decision notice file list.

No further section of Barrow Brook will be allowed to removed for this application, to allow the possibility of re-connection to the historic watercourse route if found in future investigations by the LLFA, allow for extra storm water storage and surface water capture between the boundary points, keep the established vegetation and wildlife corridor and to allow for a natural barrier between developments

For the outline application, the detail is still limited as a design has not been undertaken. The LLFA require the outline section to be conditioned with the proposed text.

**Condition 1**

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance and LLFA Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and LLFA Guidance. This will include the need for a full Drainage Strategy, Flood modelling and detailed construction level drawings for all surface water aspects, in line with the drainage strategy supplied in application P/2020/0061/HYBR.

**Reason 1**

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

**Condition 2**

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: identification of the responsible/adopting authority / undertaker / management company and the inspection and ongoing maintenance regime throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

**Reason 2:**

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

-----

I can provide the following in an official response letter if planning wish this and comments welcome on the content.

Regards

Matthew Catherall

---

**From:** Jennifer Bolton <jenniferbolton@sthelens.gov.uk>  
**Sent:** 21 September 2020 15:26  
**To:** Matthew Catherall <MatthewCatherall@sthelens.gov.uk>  
**Subject:** Re: Omega Barrow brooke

Hi

I also wanted to show this was in the cover letter with the amended elements.

The level changes in the service yard have required the revision of the footprint of the Unit 1 western attenuation basins and the associated servicing and plant areas.

Thanks

Jen

Jennifer Bolton  
Senior Planning Officer  
Development Control  
St Helens Council  
01744 676184

---

**From:** Jennifer Bolton <JenniferBolton@sthelens.gov.uk>  
**Sent:** 21 September 2020 14:24  
**To:** Matthew Catherall <MatthewCatherall@sthelens.gov.uk>  
**Subject:** Fw: Omega Barrow brooke

Hi Matthew,

Just saw that the landscape for the full app had it indicated on as well which is good.

IF you are able to provide any conditions for the full i.e. how you want them worded and the outline that would be great. Even just an indication at this stage.

Thanks

Jen



Jennifer Bolton  
Senior Planning Officer  
Development Control  
St Helens Council  
01744 676184



