

STRATEGIC PLANNING BOARD- 9TH JANUARY 2013

UPDATE TO AGENDA

APPLICATION NO: 12/4067M

LOCATION: JACKSONS EDGE SERVICE RESERVOIR, JACKSONS EDGE ROAD, DISLEY

PROPOSAL: REPLACEMENT SERVICE RESERVOIR AND VALVE HOUSE BUILDING, TOGETHER WITH A TEMPORARY MATERIAL STORAGE AREA AND A TEMPORARY CONTRACTOR'S PARKING AREA.

UPDATE PREPARED: 8 JANUARY 2013

ADDITIONAL SUPPORTING INFORMATION

At Member's site visit on 4th January, a number of queries were raised by Members in respect of the road closure of Jacksons Edge Road and the diversion of Public Footpaths. The attached documents have been prepared by United Utilities and give further detail in respect of these matters, but in summary, the following information is provided:

1. Road Closure

A full road closure is required at Jacksons Edge Road to ensure the safety of all vehicle users. There is a high risk of vehicular impact as road is very narrow in parts and average speed of existing traffic is high. In addition it is essential due to the poor condition of the road due to the large soil movement.

Construction is currently programmed to commence in February 2014 and is expected to be completed within 3 years. The precise timing of the road closures will be determined by the appointed Contractor's programme of works, but will be underpinned by a requirement to minimise construction disruption to the local community and to ensure continuity of water supply to our customers.

Five road closures are proposed.

1. Excavation of Compartment No.1 and Valve-house:

Estimated Road closure for 7-weeks.

2. Reinstatement & Landscaping of Main compartment No.1 and Valve-house:

Estimated Road closure for 5-weeks

3. Excavation of Compartment No.2:

Estimated Road closure for 2-weeks

4. Importing Engineering Fill to Compartment No.2:

Estimated Road closure for 4-weeks

5. Reinstatement & Landscaping of Main Compartment No.2:

Estimated Road closure for 7-weeks (Combined time of 5 weeks plus 2 weeks)

The total **estimated** period for the road closure is 25 weeks during the 3 year project.

“Access only” signage is proposed at either end of Jacksons Edge Road and either end of Light Alders Lane. Furthermore, United Utilities have indicated that they would be agreeable to the provision of a Banksman on Light Alders Road during peak hours, e.g. 08.00 -10.00 & 16.00 – 18.00 Mon-Fri, (subject to approval from CEC Highways) during the 1st road closure to deter non-residents from using Light Alders Road as a “rat run”. This matter can be resolved via condition as part of the Traffic Management Plan.

The road closure/traffic light control between the material storage area access and the service reservoir access should be sufficient to discourage motorists leaving the A6 to use Jacksons Edge Road as a ‘rat run’ as there will be no time gained in doing so.

United Utilities appreciate that there will be some disruption as a result of the road closure and they doing all they can in conjunction with Cheshire East Highways to keep disruption to a minimum. They will adhere to the requirements set out by Cheshire East Highways at all times during construction.

2. Public Rights of Way Closure and Diversion Plan

The development will temporarily affect a number of PRowWs and some temporary closures/diversions will be required to maintain the safety of the public during construction. Please refer to map attached. Footpaths will be affected as follows:

- Disley FP5 – Temporary closure for up to 3 years (duration of construction period). This closure is to enable construction of the new Service Reservoir. A diversion route is available along existing PRowWs.
- Disley FP11 & FP13 (and possibly FP12) – Temporary closure for up to 3 years (duration of construction period). This closure is required because both of these footpaths emerge on Jacksons Edge Road, within the proposed construction working area. For the safety of the public, closure of these footpaths will serve to discourage public access to Jacksons Edge Road for the duration of construction. United Utilities is currently exploring the possibility of:
 - a temporary diversion along existing informal footpath routes and within the field containing the excavated material storage area. For such an arrangement, walkers would be safely segregated from construction working areas.

- providing a diversion along existing walked routes within Disleybank Wood. However, this is subject to obtaining appropriate landowner agreement. If we can obtain the agreement of the landowner, this would allow FP12 to remain open with a diversion route continuing within the field off Light Alders Lane.

In addition to the above temporary closures/diversions, the installation of the scour route will affect Disley FP4. A temporary closure will be required for approximately 6 months within the first 18 months of construction. A diversion route is available along existing PROWs.

United Utilities has consulted with Cheshire East's PROW Officer and Disley Footpath Society to develop a considered approach to these temporary closures and diversions. Further discussions are proposed to agree more precisely how any temporary closures and diversions will be implemented.

3. Parking for Contractor's vehicles

The amount of contractor's parking at the Sports Club is considered sufficient. This allowance will be a constraint for the contractor. If necessary, the contractor will have to bus in staff to minimise parking need. There will be no contractor's parking on Jacksons Edge Road.

ADDITIONAL CONSULTATION RESPONSE

CHESHIRE EAST HIGHWAYS

CEC Highway Engineers advise that there is a need to provide a temporary storage area on the south side of Jacksons Edge road so that the topsoil removed can be re-used on the new reservoir. If this area was not available it would significantly increase the number of construction traffic removing materials from the site.

The applicants have indicated that Jacksons Edge Road will be closed on 5 separate occasions during the project and that these closures may occur for a significant length of time. As the work on site will not commence until 2014, the detailed programming has not yet been undertaken so specific dates on the closures are not available but it is essential that Jacksons Edge Road is closed for safety reasons. There will be a steady flow of construction traffic during working hours using this 200m section of Jacksons Lane travelling between the temporary storage area and the site and given its narrow width and poor alignment the risk of collisions with members of the public needs to be removed.

The diversion route will be signed and will be via Buxton Road and Buxton Road West A6, Signs will be erected to state that 'access only' is available to Light Alders Lane.

Should the planning application be approved, UU will need to apply to CEC Highways for a formal Traffic Regulation Order for the road closures and although it has been agreed in principle that closures of Jacksons Edge Road can occur, specific details on need for the length of closure required will need to be presented before CEC agrees to the temporary road closures.

LANDSCAPE

Our Landscape Officer advises that the revised landscape scheme addresses our concerns about the northern boundary, as it now includes a native hedge and some trees to the rear of 31 & 33 Hilton Road. An area for advance woodland planting is identified to the rear of 60 Jacksons Edged Lane and Ash has been omitted from the planting mixes. An area of heathland restoration is now proposed to the northwest of the site.

Further details about the establishment and management of this and other habitats is required. Details are also still required for the temporary storage area off Jacksons Edge Lane/Light Alders Lane. The outstanding matters can be resolved through the originally proposed conditions.

LEVELS

There will be an increase in ground level from between 0.7m to the west of the site and 3.6 metres to the east of the site, due to the creation of bund behind the valve house. The valve house measures 4.35 metres in height.

Toward the centre of the site, the increase in ground level will be approximately 2.4m.

The site will maintain the appearance of a field, with raised embankments. The Valve House will be visible from the entrance to the site.

CAPACITY OF THE NEW SERVICE RESERVOIR

The new Service Reservoir has a capacity of 18 mega litres, made up of two 9 mega litre compartments, which is a very similar capacity to the existing reservoir.

CONDITIONS

With the exception of condition No.8 in respect of a cycle access along Jacksons Edge Road, the additional conditions recommended by Stockport Metropolitan Borough Council (in their consultation response dated 2nd January 2013) are accepted and it is recommended they are attached to any approval.

RECOMMENDATION

The additional information submitted by the applicant is helpful in respect of describing the road closures and the diversion of the Public Rights of Way. The

further consultation responses are duly noted, and additional conditions carried forward. There is no change to the recommendation of approval.