

SOUTHERN PLANNING COMMITTEE – 2ND APRIL 2025

UPDATE TO AGENDA

APPLICATION NO.

24/4617/FUL

LOCATION

Church Minshull Aqueduct Marina Nantwich Road, Church Minshull, Nantwich, Cheshire East, CW5 6DX

UPDATE PREPARED

Environment Agency

The Environment Agency advise that the proposed development will be acceptable if the measure(s) detailed in the non mains drainage assessment and ecology report submitted with this application are implemented which require:

- Ensuring drainage ponds are planted to help filter surface water run off entering the ponds.
- No siting of the package sewage treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply

Comment

Comments are noted and compliance with the non mains drainage assessment and ecology reports can be secured by condition.

Councils Drainage/Flood Risk team and the Canal and Rivers Trust (CRT)

Both the Councils Drainage/Flood Risk team and the Canal and Rivers Trust advised that they have no objection in principle however required further information regarding surface water drainage.

Further details have since been provided which provided options A and B. Option A sought to use the existing outfall pipe in CRT ownership to deal with surface water disposal and Option B seeks a new pipe being installed on the site to deal with surface water disposal.

The CRT raised concerns that in order to allow use of the existing pipe within CRT ownership would require surveys/investigation to consider the condition of the pipe to confirm it would be able to deal with extra water flow. As a result, the applicant has confirmed that they will install their own pipe which can be secured by condition.

Therefore, the CRT raise no objection subject to conditions requiring:

- Being clear of the route to assess any impact to the canal infrastructure – its proximity to the canal embankment and ability to affect its stability
- Ensuring that this proposed drainage route would not adversely impact Aqueduct 10A culvert by reason of additional flow or contamination, e.g. ensuring that any additional flow to the River Weaver does not compromise the culvert structure and that it is appropriately managed to be contaminant free.
- Access to canal infrastructure, culvert and water management features must be maintained for inspection and maintenance.
- Care will also need to be taken during the construction (and operation) of the development to ensure that the drainage flow remains uncontaminated and would not block this outfall channel.

The Councils Drainage/Flood Risk team raise no objection to this subject to condition requiring a revised surface water drainage scheme be submitted which confirms the final outfall location for the surface water generated by the development.

Construction methods could be secured under a Construction & Environmental Management Plan condition.

Comment

Condition requiring details of the location of the new surface water drainage outfall and its management would appear to address comments from both the CRT and the Councils Drainage/Flood Risk team.

Condition 5 in the main report requires a construction management plan to protect the bridge outside the site, this can be revised to include construction and environmental management plan.

Recommendation

No change to initial recommendation as set out in the main report but with the addition of the below conditions:

- Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority.
- Development shall only proceed in compliance with the submitted non mains drainage assessment
- Prior to commencement of development, the applicant must submit a revised surface water drainage scheme which confirms the final outfall location for the surface water generated by the development.
- Condition 5 to be revised to a construction and environmental management plan