

## **1. Material Management Plan (Peat)**

Prior to any excavation of any on-site peat deposits, details of how any peat proposed to be excavated will be managed during the construction of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specific requirements for the extraction and relocation of peat as follows:

- i) Volume, depth and location of peat to be excavated;
- ii) Areas for temporary storage of the peat on site including any intended drainage, pollution prevention and material stability mitigation measures that may be required;
- iii) Proposals for the re-use of the peat on site; and
- iv) Proposals for the disposal of any peat found to be unsuitable for re-use on site

The approved details shall be adhered to throughout the construction period for the development.

Reason: To ensure that peat has been afforded significant consideration during the construction phase of the development and to identify that appropriate proposals to re-use the peat can be suitably and safely accommodated within the site layout, in order to mitigate and minimise environmental risks in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

## **2. Surface Water Drainage Strategy**

No part of the development hereby approved shall commence until a detailed final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based upon the site specific flood risk assessment and indicative drainage strategy set out in the submitted Drainage and Levels Statement (prepared by REFA and dated 28 Feb 22) and Drainage Strategy Layout and Pond Sections Feasibility Drawings (21061/103/1)

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details shall include, as a minimum:

- a. Sustainable drainage calculations for peak flow control and volume control for the
  - i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep; and
  - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.
- b. Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary; and
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.
- vii. The detailed surface water sustainable drainage strategy shall be informed by the results of groundwater monitoring set out at Condition 3.
- c. Evidence of an assessment of the existing on-site watercourse(s) to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
  - d. Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The approved scheme shall thereafter be implemented and completed in accordance with the approved scheme prior to any dwelling being first occupied. The approved drainage scheme shall be retained at all times thereafter.

Reason: To ensure the adequate drainage of the site and to reduce the risk of flooding, in accordance with Policies CC4 and CC5 of the Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure that acceptable works can be agreed before works start and can then be implemented at an appropriate stage in the development.

### **3. Ground Water Monitoring Strategy and Mitigation**

Monitoring of groundwater levels shall be undertaken to evaluate the groundwater levels of the site where SuDs features are proposed and extant drainage is present, including septic tanks, for three consecutive months of monitoring during the winter period (October to March) to establish the baseline groundwater conditions.

The location of the winter monitoring should be in accordance with the locations shown on The Ground Water Mitigation Plan (drawing Ref: 21061/SK1/1 and 21061/SK1/2). Where shallow groundwater is discovered as part of the monitoring, in accordance with the principles shown on drawing Ref: 21061/SK1/1 and 21061/SK1/2, the impact of groundwater on hydraulic capacity (increase to flood risk elsewhere) and structural integrity (buoyancy) shall be incorporated into the design in respect of both existing and proposed assets.

Reason: Establishment of the highest annual ground water levels is required in order to understand the impact on the overall design and safe working of the final surface water drainage scheme to ensure the adequate drainage of the site and to ensure the risk of flooding is not exacerbated elsewhere in accordance with Policies CC4 and CC5 of the Burnley's Local Plan (July 2018).

