

**Planning Applications Report**

**Planning Committee  
14<sup>th</sup> April 2022**

**Bolton  
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

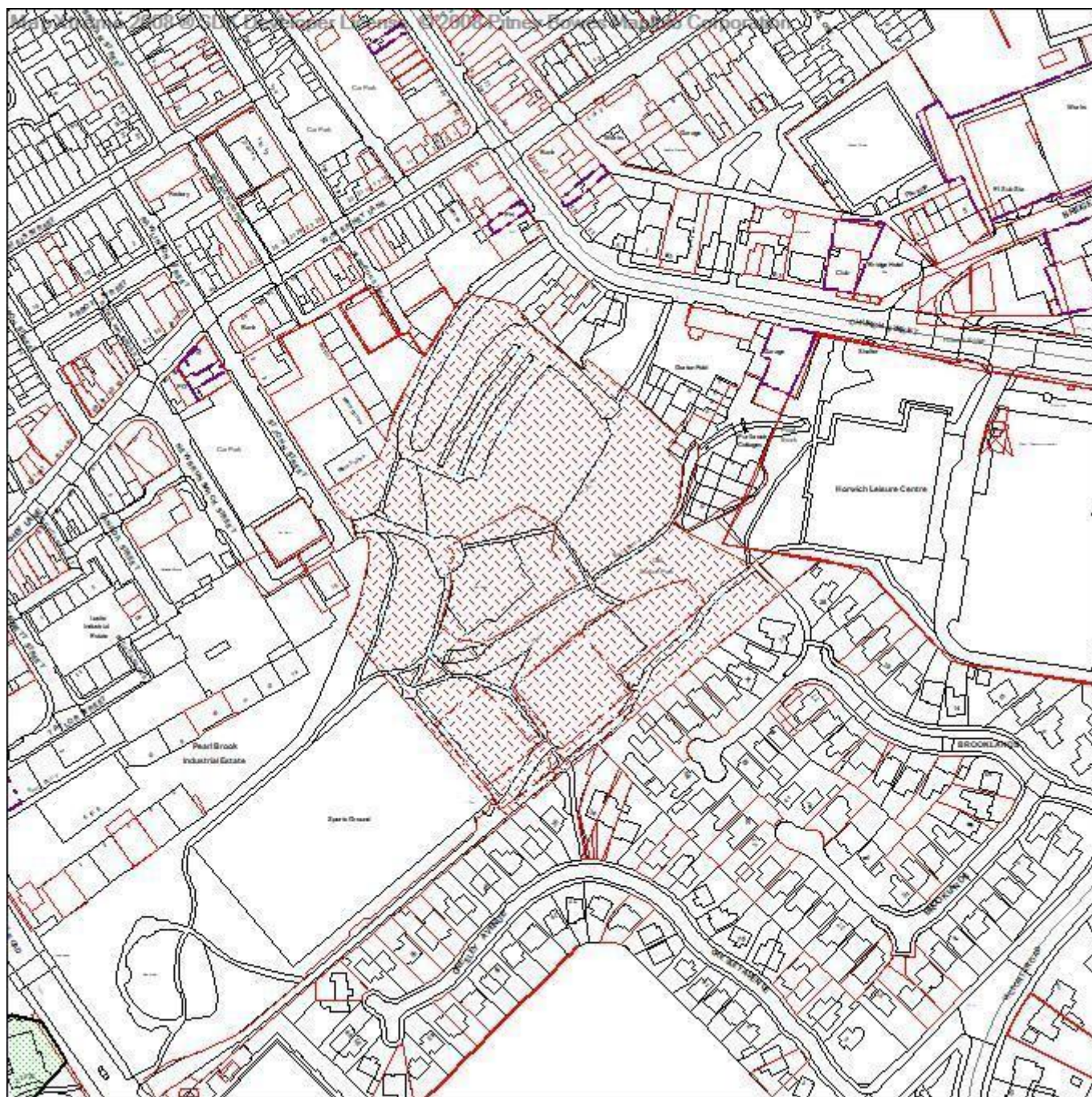
The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

[www.bolton.gov.uk/planapps](http://www.bolton.gov.uk/planapps)

# Application number 12845/21



**Directorate of Place  
Development Management Section**

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# Bolton Council

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**Date of Meeting: 14/04/2022**

**Application Reference: 12845/21**

**Type of Application: Full Planning Application**  
**Registration Date: 22/12/2021**  
**Decision Due By: 15/02/2022**  
**Responsible Officer: Helen Williams**

**Location: OLD STATION PARK, ST JOHN STREET, HORWICH, BOLTON, BL6 7NY**

**Proposal:** CONSTRUCTION OF EARTH EMBANKMENTS AND ALTERATION OF EXISTING EARTH EMBANKMENTS, REALIGNMENT OF PARK FOOTWAYS, CULVERTING OF 10 METRES OF PEARL BROOK WITH INLET AND OUTLET HEADWALLS, REFURBISHMENT OF EXISTING MULTI-USE GAMES AREA (MUGA) AND RELOCATION OF CHILDREN'S PLAY AREA.

**Ward: Horwich and Blackrod**

**Applicant: Bolton Council**  
**Agent :**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Executive Summary**

- \* This application is before Members as the Council is the applicant.
- \* The proposed flood alleviation scheme within Old Station Park is an Environment Agency funded project.
- \* There is a long and repeated history of flooding from Pearl Brook in Horwich town centre. The proposed development would provide flood storage within Old Station Park by way of a proposed flood storage basin. A control chamber is also proposed within Pearl Brook, within the application site.
- \* As a children's play area is located within area of the park proposed for the flood storage basin, it is proposed to relocate this to between the existing 3G football pitch and the MUGA.
- \* The application also includes the proposed refurbishment of the existing MUGA, which was previously temporarily used as a contractors' compound for during the construction of the new leisure centre and for temporary car parking.
- \* Existing mature trees within the park will need to be removed to accommodate the proposed flood alleviation works. Whilst a relandscaping scheme is proposed by a planning condition, it is possible that there will be a biodiversity net loss from the site.
- \* Officers however consider that substantial planning weight should be afforded to the benefits associated with the proposed flood alleviation works, and that this weight demonstrably outweighs the harm that would be caused by the loss of trees, to the amenity and biodiversity of the area.
- \* Members are therefore recommended to approve this application subject to the suggested

conditions.

### **Proposal**

1. The development is primarily proposed to improve flood risk management in Horwich town centre and is an Environment Agency funded project.
2. A flood storage basin is proposed to be formed by extending the existing embankments around the perimeter of Old Station Park on the western side of Pearl Brook; Pearl Brook being the source of historic and continual flooding in Horwich town centre. The storage basin has been designed to retain the recreational function of the park, with the basin not expected to be utilised until during approximately a 1 in 10 year storm event.
3. The following is proposed to accommodate the flood storage basin proposal:
  - \* Construction of earth embankments (and alteration of the existing embankments where present) around the perimeter of the proposed storage basin, which would occupy the northern section of the park neighboured by St John Street and Harrison Street to the north west, Church Street, Gorton Fold and Purlbrook Cottages to the north east, and Pearl Brook to the east. The crest of the embankments would be at around 2.5 metres above existing ground level within the centre of the proposed basin at approximately 125.6 AOD, which would be at the same height as the crest of the existing embankment at the northernmost part of the site (adjacent the access onto Lee Lane).
  - \* There would be a gap in the embankment by the main entrance into the park from St John Street to allow public access (via a footpath) into the centre of the proposed basin. A self-closing flood barrier would be installed within this gap, which would automatically raise when the basin is required for flood storage.
  - \* Footpaths would be created along the crest of the embankment to allow visitors to walk around the perimeter of the basin, and these will be linked to existing footpaths which are proposed to be retained. The crest of the embankments will be approximately 2.5 metres wide.
  - \* The existing footbridge over Pearl Brook on the eastern side of the park will be replaced with a new bridge to be sited over the proposed control chamber structure within the brook.
  - \* 10 metres of Pearl Brook will be culverted where the control chamber is proposed (the control chamber is 10 metres long).
  - \* Relocation of the children's play area (which is currently located within the area proposed for the basin) to land between the football pitch and the multi-use games area (MUGA).
4. The application also proposing the refurbishment of the existing/former multi-use games area (MUGA) that had been temporarily used as a contractor's compound during the construction of Horwich Leisure Centre, then as car parking.

### **Site Characteristics**

5. The application site measure approximately 2 hectares and comprises the northern section of Old Station Park, a public park owned and maintained by the Council. The site includes a children's play area (with play equipment), footpaths, a currently unused multi-use games area and open grass land. Pearl Brook runs through the application site to the east of the children's play area. It becomes culverted to the south of the application site.
6. This part of Old Station Park lies within Flood Zones 2 and 3. Flood Zone 3 is the zone at the greatest risk of flooding.
7. Immediately to the north of the application site is Horwich Town Centre Conservation Area (the application site does not lie within the conservation area). Also to the north are houses on Lee

Lane and to the north east are houses at Gorton Fold and Purlbrook Cottages. These are on higher ground than the park.

8. Along the south eastern boundary of the park and application site are houses on Brooklands and Gresley Avenue. These properties back onto the park.
9. To the north west are commercial properties on St John Street and Harrison Street.
10. The footpaths within the site are not designated as public rights of way.

## **Policy**

### **11. Development Plan**

Core Strategy Policies: CG1 Cleaner and Greener Bolton; CG2.2c Surface Water Run-off; CG3 The Built Environment; CG4 Compatible Uses; OA1 Horwich and Blackrod.

### **12. Other material considerations**

National Planning Policy Framework

## **Analysis**

13. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.

14. The main impacts of the proposal are:-

- \* impact on flood risk
- \* impact on the recreational use of the park
- \* impact on biodiversity
- \* impact on the character and appearance of the area
- \* impact on the amenity of neighbouring residents

## **Impact on Flood Risk**

15. Policy CG1.5 of the Core Strategy states that the Council will reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.
16. The development is primarily proposed to improve flood risk management in Horwich town centre and is an Environment Agency funded project. The application site is located within Flood Zones 2 and 3, with Pearl Brook running through Old Station Park.
17. The applicant has detailed within their submission that there is a long and repeated history of flooding from Pearl Brook in Horwich town centre, resulting from open channel overtopping and insufficient culvert capacity. Flooding from Pearl Brook has occurred in 1946, 1951, 1964, 1992, 2002, 2004 (3 events), 2012 and 2015. Repeated incidents of flooding are reported at Back Emmett Street, Winter Hey Lane and Mason Street areas. It was identified by the Greater Manchester Combined Authority (GMCA) Flood Investigation Report for the most recent reported flood event in 2015 that up to 12 properties flooded in the vicinity of Back Emmett Street.

18. The applicant states that fluvial flooding from Pearl Brook causes the most significant risk to the centre of Horwich. The primary cause of flooding is the low capacity of the culverts in the vicinity of Chorley New Road and the open river channel immediately upstream. Flood water spills from Pearl Brook into the centre of Horwich via Back Emmett Street. Evidenced based hydraulic modelling indicates that this can occur during the 1 in 5 year return period storm and the model demonstrates that with no flood risk management improvements the regularity and impact of flooding to properties in the centre of Horwich will increase as a consequence of climate change. 212 residential properties are at risk of flooding during the 1 in 75 year event together with a further 72 non-residential properties.
19. This Environment Agency funded project aims to increase the standard of protection to the affected properties. The solution includes throttling storm flows in Pearl Brook and providing flood storage within Old Station Park by way of the proposed flood storage basin. It was considered that the park was the only suitable open land to undertake such a flood management scheme.
20. The basin, along with the proposed automatic flood barrier, would only be used in flood emergencies (anticipated to be a 1 in 10 year storm event).
21. The proposed development would significantly reduce the risk of flooding in Horwich and therefore complies with Policy CG1.5 of Bolton's Core Strategy.
22. Officers consider that the benefits associated with increased flood protection of properties within Horwich should be afforded substantial weight in the determination of this application.

#### Impact on the Recreational Use of the Park

23. Policy CG1.3 of the Core Strategy states that the Council will safeguard and enhance parks, gardens, allotments, civic spaces, cemeteries and playing fields and improve the quality and multi-functional benefits of these assets.
24. The flood storage basin has been designed to retain the recreational function of the park. A gap in the embankment is proposed by the main St John Street entrance into the park to allow public access into this green area (with the automatic flood barrier only being in operation and stopping access during flood events). A new bank top path will also be provided along the length of the embankments, which will link to the existing paths and create a new recreational feature within the park. Key walking routes across the park will be retained and reinstated where necessary, including the footbridge across Pearl Brook.
25. In order to accommodate the proposed flood storage basin the existing children's play area has to be relocated. It is proposed to relocate this between the existing 3G football pitch and the site of the multi-use games area (MUGA). This new play area will be no smaller than the existing area. It is envisaged that most or all of the play equipment within the relocated play area will be new rather than relocated from the existing facility. The play equipment will be comparable to the equipment within the existing facility, for toddlers through to under 12s. The area will be surrounded with 1.2 metre high boundary fencing and will also contain safety gates, signage, seats and litter bins. Owing to the time-constraints associated with getting the Environment Agency funding for the flood alleviation scheme, full details of the play equipment have not yet been drawn up. Officers are therefore suggesting that the type, design and location of the play equipment, as well as the ancillary features, are agreed with the local planning authority prior to installation.

26. The application is also proposing the refurbishment of the existing MUGA in the park. The MUGA is proposed to be resurfaced and re-fenced. 5 metre high polyester powder-coated steel twin-bar mesh ball stop fencing (dark green RAL 6005) is proposed at either end behind the goals and the sides will have the same fencing but at 3 metres in height.
27. It is considered that the quality of the recreational facilities within Old Station Park will be enhanced with the proposed refurbishment, compliant with Policy CG1.3 of the Core Strategy.

#### Impact on Biodiversity

28. Policy CG1.2 of the Core Strategy states that the Council will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.
29. The submitted tree survey indicates that the works associated with the proposed flood alleviation works could result in the removal of 53 trees of varying age, form and condition and 10 newly planted trees. The Council's Tree Officers have noted that the final levels and engineering details for the scheme have yet to be formally finalised (they are currently approximates owing to the time-constraints around the funding) and comment (after having had discussions with the applicant) that the finalised levels would probably result in there being fewer trees needing to be removed. It is therefore suggested that once the finalised levels are known that an arboricultural impact assessment is submitted for approval, to cover which trees are to be removed and which are to be retained.
30. Trees Officers state that the trees within the proposed basin area could be retained, owing to the estimated frequency, levels and flooding retention times being relatively short and time limited. These flooding events should not cause damage to the root systems of the trees here.
31. No trees are proposed to be removed around the relocated children's play area or the MUGA. Protective fencing is recommended around the trees adjacent to these areas during construction.
32. A condition is recommended by officers to ensure that there is some replacement tree planting and relandscaping following the construction of the flood alleviation works. The Council's Landscape Architects have advised that it is unlikely new trees could be planted on the proposed embankments as the construction of these need to be watertight, however areas of spring bulb planting could be a possibility.
33. Owing to the time-constraints around achieving the Environment Agency funding, the exact number of trees to be lost within the park is not yet known, neither is the number of trees that can be replanted, or other replacement habitats that could be provided. Whilst it is possible that the proposed development could result in a biodiversity net loss, it is considered that the substantial benefits associated with improving flood management in Horwich town council demonstrably outweighs this harm.

#### Impact on the Character and Appearance of the Area

34. Policy CG3 of the Core Strategy states that the Council will [amongst other things] conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, require development to be compatible with the surrounding area, and conserve and enhance the heritage significance of heritage assets and heritage areas. Policy OA1 specifically concerns development in Horwich and Blackrod and states [amongst other things] that the Council will conserve and enhance the character of the existing landscape and physical environment and ensure that new development does not harm the landscape setting

and protects views from public areas to the surrounding landscape.

35. The loss of mostly Category C trees around the proposed flood storage basin is discussed above. Until replacement trees are planted, and they establish, it is considered that there will be a negative impact on the character and appearance of the park. A relandscaping scheme would help to mitigate, in part, against the loss of the existing trees, helping the development to integrate into the park over time.
36. The Council's Neighbourhood Services have been involved in the development of the proposals prior to the submission of the planning application, to help mitigate any visual impacts on Old Station Park. The Council's Landscape Architects have stated that their initial concern that the key entrance to the park at St John Street should retain views into the park have been addressed as there will be a gap within the proposed embankment at this location (where the emergency flood barrier is proposed, countersunk into the ground). The side retaining walls to this barrier will be clad in natural stone, to soften the appearance.
37. Where possible, junctions on the new embankment top footpaths will be paved in stone setts reclaimed from those areas of Old Station Park which would be covered by the new embankment works. It is considered that this would retain the local heritage of the site and a condition is suggested by officers to secure this.
38. The new children's play area would be of a similar appearance to the existing play area it is to replace and the MUGA would be refurbished. It is considered that these areas would be compatible with the character and appearance of the park.

#### Impact on the Amenity of Neighbouring Residents

39. Policy CG4 of the Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security, and states that development should not generate unacceptable nuisance, odours, fumes, noise or light pollution.
40. The proposed re-siting of the children's play area will bring it closer to the residential properties that back onto the park on Gresley Avenue and Brooklands. The applicant has submitted a noise assessment to consider this, along with the potential cumulative impact from both the play area and the existing MUGA. The noise assessment has concluded that the impact of the play area and the MUGA is expected to be at the "No Observed Adverse Effect Level (NOAEL)" or lower, and therefore no additional mitigation is required. This assessment has been reviewed by the Council's Pollution Control Officers, who agree with the findings.
41. Officers recommend the imposition of a standard construction management plan condition to help minimise any disturbance to neighbouring properties during the construction phase of the flood alleviation works.
42. It is therefore considered that the proposed development would not unduly harm the amenity of neighbouring residents to the park, compliant with Policy CG4 of the Core Strategy.

#### Other Matters

43. A Preliminary Risk Assessment (contaminated land study) has been submitted with the application. This has been approved by the Council's Pollution Control Officers, who request a condition be imposed to require a targeted intrusive investigation.

#### **Conclusion**

44. Officers consider that the proposed development will result in harm by virtue of the loss of mature trees within the park and it is uncertain at this stage, until the full details of the proposed flood alleviation scheme are finalised, whether the loss of these trees could be adequately mitigated through replacement planting and relandscaping. Officers however consider that the benefits associated with the proposed flood alleviation works (that is, the protection of a great number of properties within Horwich town centre against flooding) attracts substantial planning weight which demonstrably outweighs the moderate to significant harm caused by the loss of trees to the amenity and biodiversity of the area.
45. Members are therefore recommended to approve this application, subject to the suggested conditions.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** One letter of objection and one letter commenting on the application have been received. These raise the following:

- \* Object to the removal of trees, particularly the ones at the bottom of the ramp from Lee Lane (Groups G6-B1 and G5-B1) as they are a main focal point from their living room window;
- \* Is the removal of the trees really necessary in order to carry out the other works? It is a conservation area (*Officer comment: the Council considers that the park is the only suitable open land available to accommodate a flood alleviation scheme. The application site is adjacent a conservation area*);
- \* The redevelopment of the MUGA is desperately needed. Both this and the new play area must provide the same or better facilities than those present before the works on the leisure centre;
- \* There has been no assessment of biodiversity value. The loss of mature trees will likely reduce the wildlife value of the park. There are no plans for compensatory works (*Officer comment: a condition for replacement tree planting and relandscaping is recommended by officers*);
- \* It is unclear from the application how the historic interest of the old station, particularly the cobbled areas, are being conserved;
- \* No clear provision for bicycles. Footpaths appear less direct (*Officer comment: the key routes through the park will not be affected by the proposals*).

It is considered that the points above without any specific officer comment have been addressed within the analysis.

**Horwich Town Council:-** raised no objection to the application at their meeting of 24 February 2022, subject to a condition that the cobbled area is retained and confirmation that there is adequate vehicular access. Some concerns were however raised that culverting could affect the character of the park.

**Elected Members:-** Cllr. Susan Baines has written to state that she disagrees with Horwich Town Councillor Chadwick's objection to the application (Town Councillor Stephen Chadwick's has however withdrawn his objection and has provided no further comment). Cllr. Baines states that she is also a resident whose home backs onto Old Station Park and disagrees that the MUGA should be made bigger. She comments that noise from those using the playground and the 3G football pitch can be quite bad during the dryer and warmer weather and that there are so many things already on the park that there is little in the way of an "actual park" or greenspace. The plans to move the play area nearer to homes (combined with a bigger MUGA) would be so much noisier for residents on Brooklands and Gresley Avenue.

### **Consultations**

Advice was sought from the following consultees: Drainage Officers, Tree Officers, Landscape Officers, Pollution Control Officers, Design and Conservation Officer, Public Rights of Way Officer, Environment Agency and Horwich Heritage.

### **Planning History**

10059/20 – Construction of tarmacadam surface and weldmesh fenced multi-use games area to replace existing facility which will be restored as grassed parkland – withdraw March 2021.

01803/17 – Change of use from temporary contractor's compound and access path to public car park with access from Chorley New Road for a temporary period of 12 months – approved October 2017.

75847/06 – Laying out of children's play area including internal dividing fencing and erection of perimeter fencing – approved February 2007.

46290/94 – Siting of portacabin to form accommodation for supervising staff – approved February 1995.

39500/91 – Erection of floodlighting columns around all-weather pitch – approved October 1991.

38558/91 – Laying out of all weather sports pitches surrounded by 3m high mesh fence – approved July 1991.

37733/90 – Galvanised weldmesh 2.75m fencing incorporating kick boards around existing all weather pitch – approved November 1990.

16324/81 – Erection of 100 bedroom hotel with ancillary accommodation including conference suite, discotheque, 2 tennis courts and pitch and putt course. Construction of new vehicular/pedestrian access – refused April 1981.

09061/78 – Change of use of former railway shed to hotel and restaurant and former station to public bar – approved October 1978.

07679/78 – Reclamation of derelict land by demolition of former station building and goods shed, minor grading, soil and seeding planting and pathworks to provide public open space on 4.1ha of former railway land – approved May 1978.  
of flooding

**Recommendation:            Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **Finished ground levels**

Before the approved development is commenced details of the existing and proposed ground levels within the site and on adjoining land including spot heights, cross sections and finished floor levels of all buildings and structures shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained thereafter.

Reason

To safeguard the visual appearance and or character of the area and in order to comply with Core Strategy policies CG3 and CG4.

Reason for Pre-Commencement Condition: Changes in land levels on site could affect the character and amenity of the area and the living conditions of nearby residents, thereby details of existing and proposed land levels must be agreed with the Local planning Authority prior to commencement.

3. **Arboricultural method statement**

Prior to the commencement of development of any works on site, the applicant shall submit an arboricultural method statement/survey detailing the following:

- \* Which trees within the site are proposed to be retained or removed;
- \* How the root systems of the trees to be retained will be protected during the construction period;
- \* How the fencing around the MUGA will be installed without harm to the root protection zones of the adjacent trees.

No development or site clearance shall take place until the Local Planning Authority has agreed the measures in writing, and these measures shall then be implemented fully in accordance with the approved details.

Reason

To ensure the safe development of the site and favourable retention of trees and in order to comply with Bolton's Core Strategy policies CG1 and CG3

Reason for Pre-Commencement Condition: Tree protection measures must be implemented prior to the commencement of works to protect the health and appearance of the trees during the construction phase.

#### 4. **Contaminated land**

The development hereby approved shall be carried out in full accordance with the following approved Preliminary Risk Assessment: Targeted Site Investigation, dated 3rd March 2022 (ref: CL-602-LKC-21 1256-01) by LK Consult.

Prior to commencement and before any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration. Provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the Preliminary Risk Assessment should be presented and approved by the Local Planning Authority.

Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

Reason

To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

Reason for Pre-Commencement Condition: Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence the initial investigation must be carried out prior to the commencement of any works on site.

#### 5. **Reuse of stone setts**

Prior to the commencement of development, or within an alternative timeframe to be agreed with the Local Planning Authority, a scheme detailing how the existing stone setts within the park directly affected by the development are to be reused within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full, unless otherwise agreed with the Local Planning Authority.

Reason

To conserve the character and heritage features of the site, and to comply with policies CG3 and OA1 of Bolton's Core Strategy.

Reason for pre-commencement condition: the stone setts would need to be reclaimed prior to the proposed earthworks.

**6. Construction management plan**

Prior to the commencement of development, including demolition, ground works or vegetation clearance a Construction Management Plan (CMP) shall be submitted to and approved in writing by the local planning authority. The CMP shall include the following details:

- a) Hours of construction and deliveries;
- b) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
- c) Dust suppression measures;
- d) Noise emission suppression measures;
- e) Construction routes in and around the site;
- f) Compound locations together with details of the storage facilities for any plant and materials including off-site consolidation if appropriate, the siting of any site huts and other temporary structures, including site hoardings and details of the proposed security arrangements for the site;
- g) Parking of vehicles associated with construction, deliveries, site personnel, operatives and visitors;
- h) Sheeting over of construction vehicles.

Reason

To ensure that adequate consideration is given to the need to minimise the impact on the road network and reduce pollution, in accordance with Policies P5 and CG4 of Bolton's Core Strategy.

Reason for Pre-Commencement Condition: The site is close to residential properties and therefore considered to be sensitive to potential disturbances during the construction process and these need to be kept to a minimum to minimise any impact on the sensitive neighbouring uses.

**7. Landscaping scheme**

Trees and shrubs shall be planted on the site in accordance with a landscape scheme to be submitted and approved in writing by the Local Planning Authority prior to the completion of the flood alleviation works. The approved scheme shall be implemented in full and carried out within 6 months of the completion of the development or in accordance with phasing details included as part of the scheme and subsequently approved by the Local Planning Authority. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

To reflect and soften the setting of the development within the landscape and in order to comply with Core Strategy policies CG1 and CG3.

**8. Tree protection fencing**

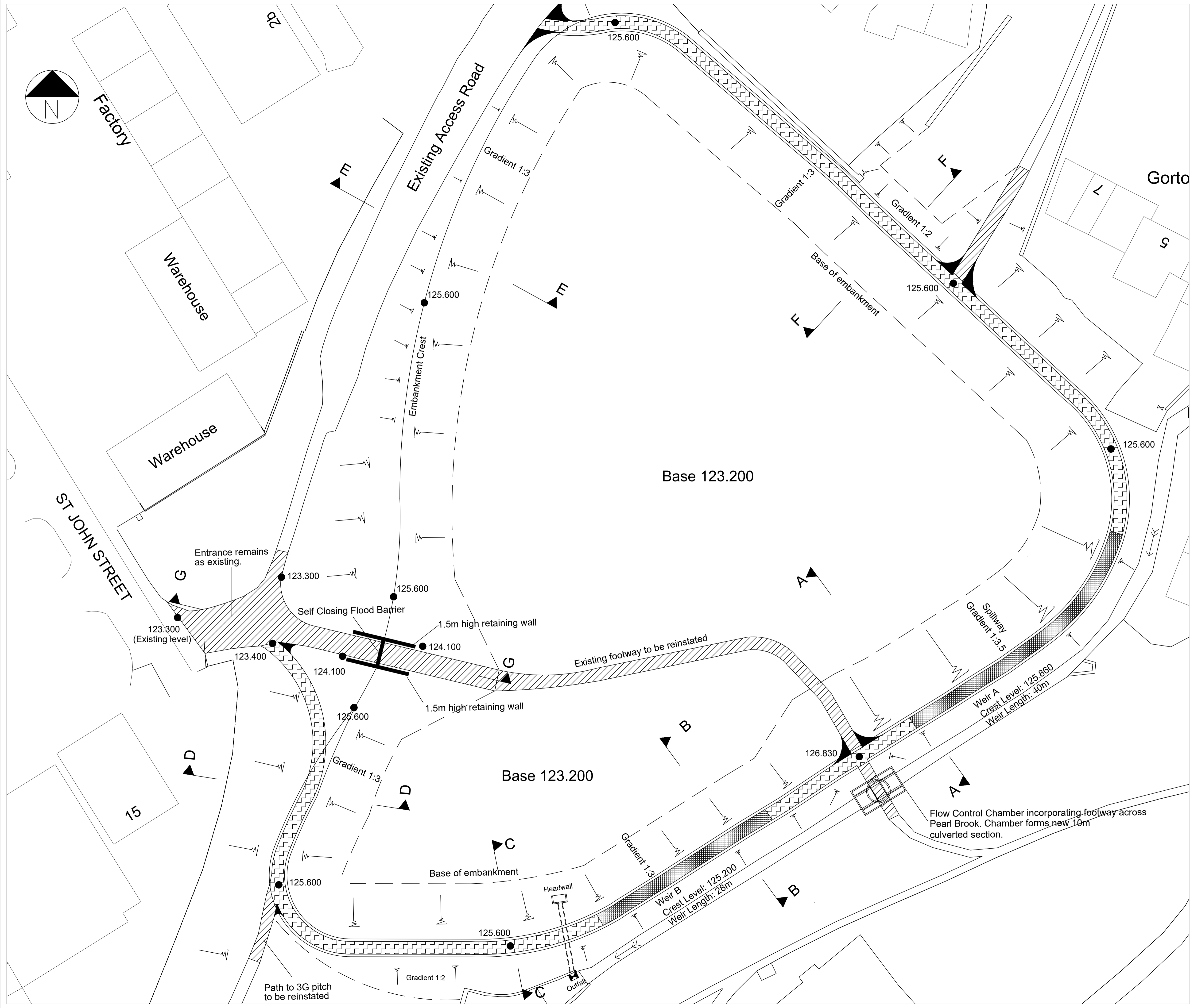
No work in association with the new children's play area and MUGA shall be started until:

- 1. The trees within the site which are to be retained have been surrounded by fences of a type to be agreed in writing with the Local Planning Authority prior to such works commencing.
- 2. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until the development is completed or unless otherwise agreed in writing with the Local Planning Authority and there shall be no work, including the storage of materials, or placing of site cabins, within the fenced area(s).

Reason

To protect the health and appearance of the trees and in order to comply with Bolton's Core Strategy policies CG1 and CG3.

9. **Children's play area**  
Prior to the commencement of any works in association with the relocated children's play area hereby approved, full details of the type, design and location of the proposed play equipment, boundary fencing, safety gates, signage, seats and litter bins shall be submitted to and approved in writing by the Local Planning Authority. The approved children's play area shall be constructed in full accordance with the approved details and retained thereafter.
- Reason
- To ensure the new facility is comparable with the facility it is to replace, and to comply with policy CG1.3 of Bolton's Core Strategy.
10. **MUGA fencing**  
The fencing around the multi-use games area (MUGA) shall be erected in accordance with the details shown on "Multi-Use Games Area (MUGA) Proposed Fencing"; received 2 Feb 2022 and retained thereafter.
- Reason
- To ensure adequate standards of amenity are obtained and the development reflects the landscape and townscape character of the area and in order to comply with Bolton's Core Strategy policies CG3 and CG4.
11. **Approved plans**  
The development hereby permitted shall be carried out in complete accordance with the following approved plans:
- 990616-2A Rev 1; "Horwich Town Centre Flood Alleviation Scheme General Layout - Storage Basin"; revision dated March 2022**  
**990616-2B Rev 1; "Horwich Town Centre Flood Alleviation Scheme General Layout - Refurbished MUGA & Relocated Play Area"; revision dated March 2022**  
**990616-2C Rev 1; "Horwich Town Centre Flood Alleviation Scheme - Cross Sections"; revision dated March 2022**
- Reason
- For the avoidance of doubt and in the interests of proper planning.



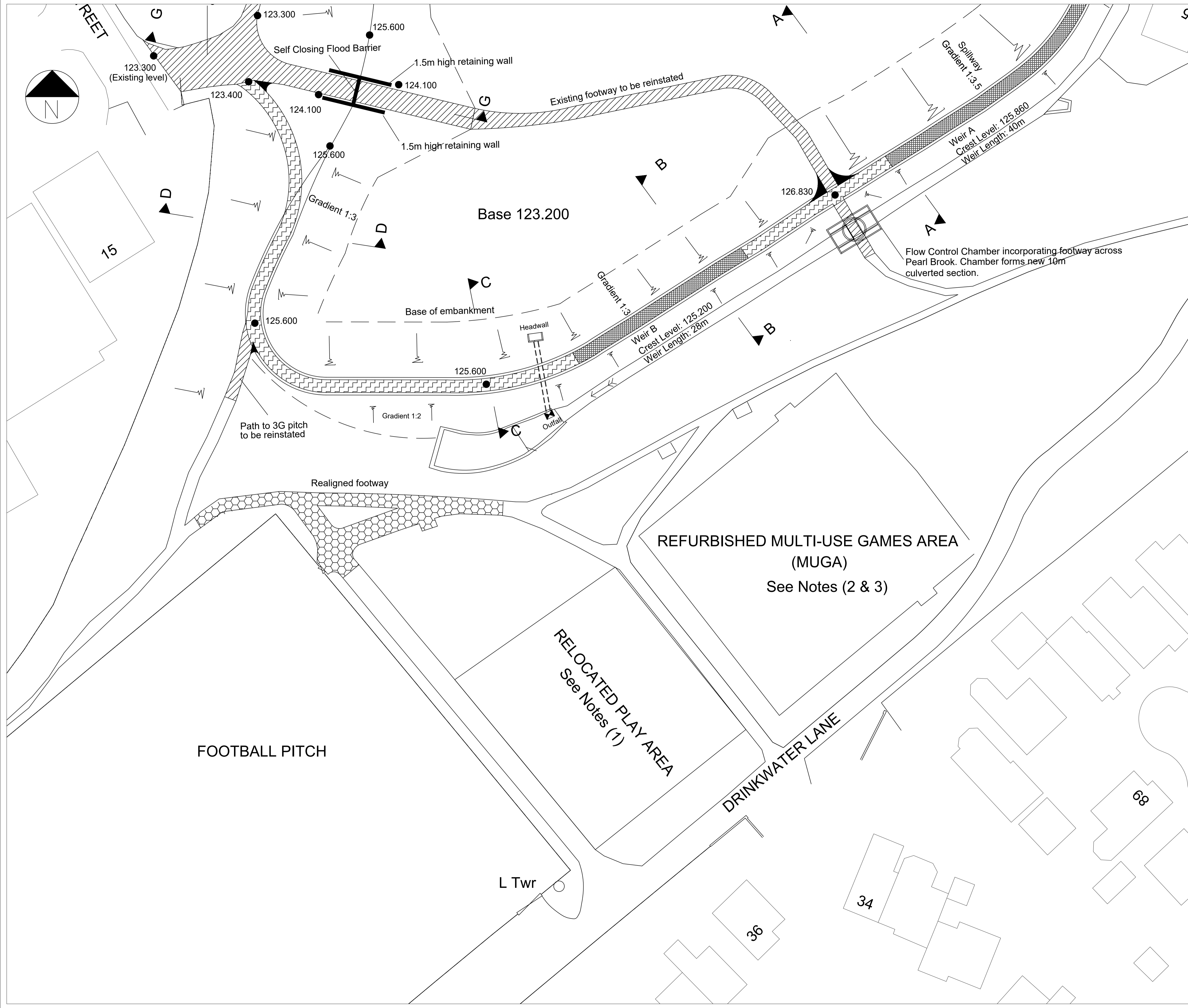
KEY

- Existing footway to be reconstructed
- New crest level footway 1.8m wide
- New weir with crest level footway 1.8m wide
- Realigned footway
- Reclaimed set paved area at footway junctions
- Headwall Storage volume inlet structure built into embankment
- Outfall to Pearl Brook
- Self-Closing Flood Barrier & retaining walls
- Proposed spot level

NOTES

The crest level of the new and altered embankments shall be set at 125.600m AoD except for at weir locations.

Rev.	Amendments	By	Date	Chkd.
<b>Bolton Council</b> HIGHWAYS AND ENGINEERING DIVISION <i>'KEEPING PEOPLE MOVING SAFELY'</i> DIRECTORATE OF PLACE Director: Gerald Brough BSc (Hons), MBA, Dip M				
<b>HORWICH TOWN CENTRE FLOOD ALLEVIATION SCHEME</b>				
<b>GENERAL LAYOUT STORAGE BASIN</b>				
Status <b>PLANNING APPLICATION</b>				
Date	<b>MARCH 2022</b>	Drawn-by	<b>IES</b>	
Scale	<b>1:250</b>	Checked by	<b>SW</b>	
Drawing Size	<b>A1</b>	CAD ref.		
Drawing No.	<b>990616-2A</b>	Revision	<b>1</b>	



KEY

Existing footway to be reconstructed

New crest level footway 1.8m wide

New weir with crest level footway 1.8m wide

Realigned footway

Reclaimed set paved area at footway junctions

Headwall

Storage volume inlet structure built into embankment

Outfall

Outfall to Pearl Brook

Self-Closing Flood Barrier & retaining walls

Proposed spot level

- NOTES
1. Relocated toddler & junior equipped play area fitted out with new play equipment, safety surfacing 1.2m high boundary fencing, safety gates and other ancillary features including signage, seats & litter bins.  
Toddler equipment to be zoned at the Drinkwater Lane side of the play area with the junior equipment beyond that, further away from residential properties.

2. Multi-Use Games Area (MUGA) to be fully refurbished, including new fencing, surfacing & line markings on the existing footprint.

3. Area close to the MUGA to be cleared of any hard surfacing or rubble and made good to grass.

Rev.

Amendments

By

Date

Chkd.

Bolton

Council

HIGHWAYS AND  
ENGINEERING  
DIVISION

*'KEEPING PEOPLE MOVING SAFELY'*

DIRECTORATE OF PLACE

Director: Gerald Brough BSc (Hons), MBA, Dip M

HORWICH TOWN CENTRE  
FLOOD ALLEVIATION SCHEME  
GENERAL LAYOUT  
REFURBISHED MUGA &  
RELOCATED PLAY AREA

Status

PLANNING APPLICATION

Date

MARCH 2022

Scale

1:250

Drawing Size

A1

Drawn-by

IES

Checked by

SW

Independent Check

CAD ref.

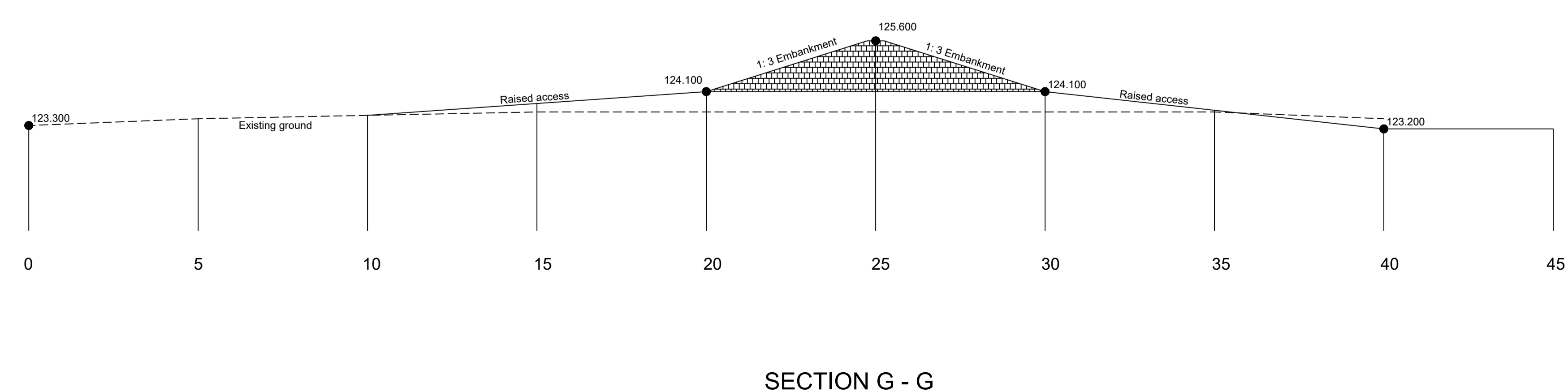
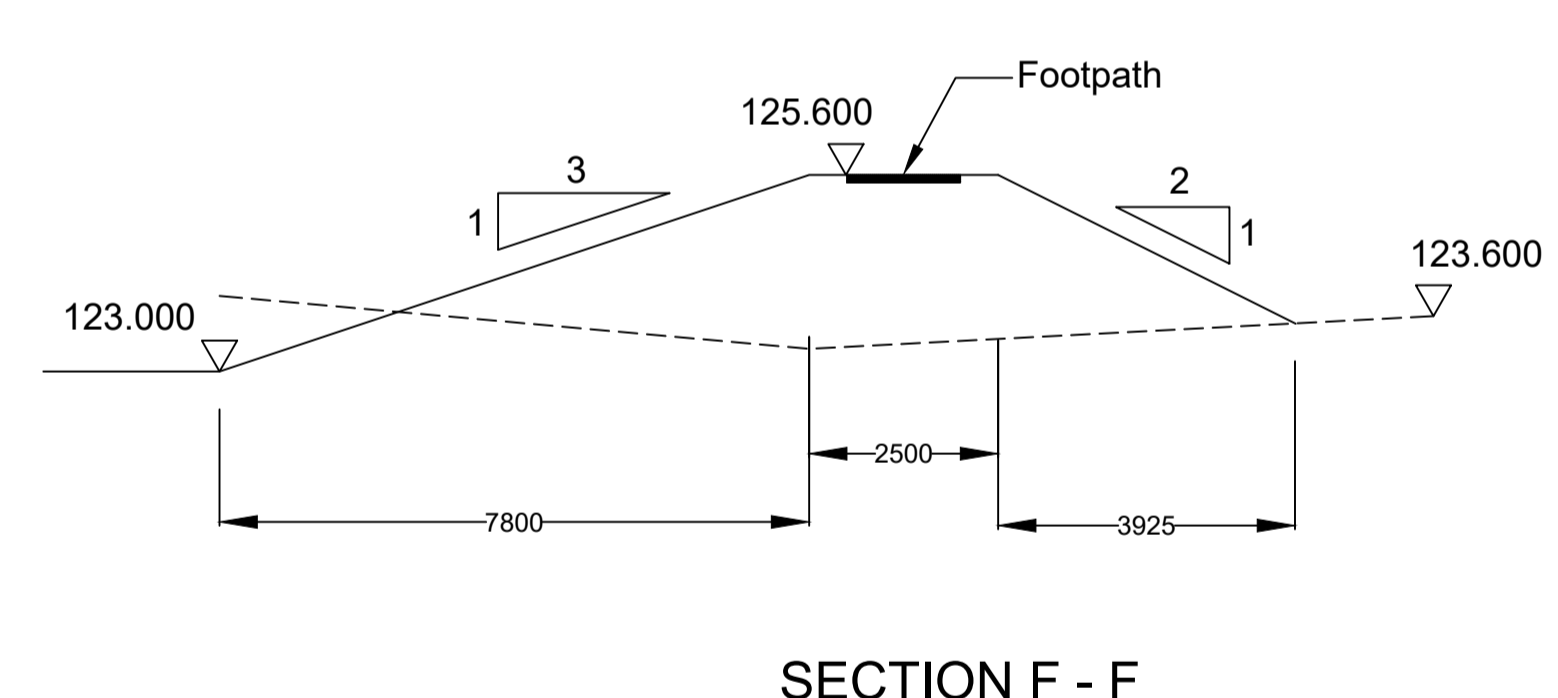
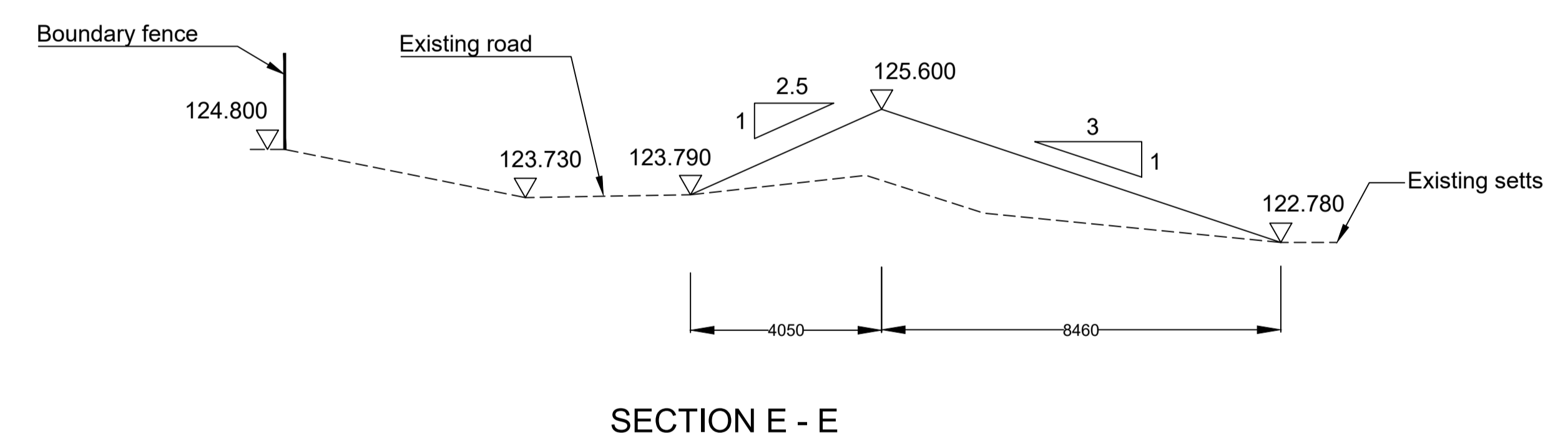
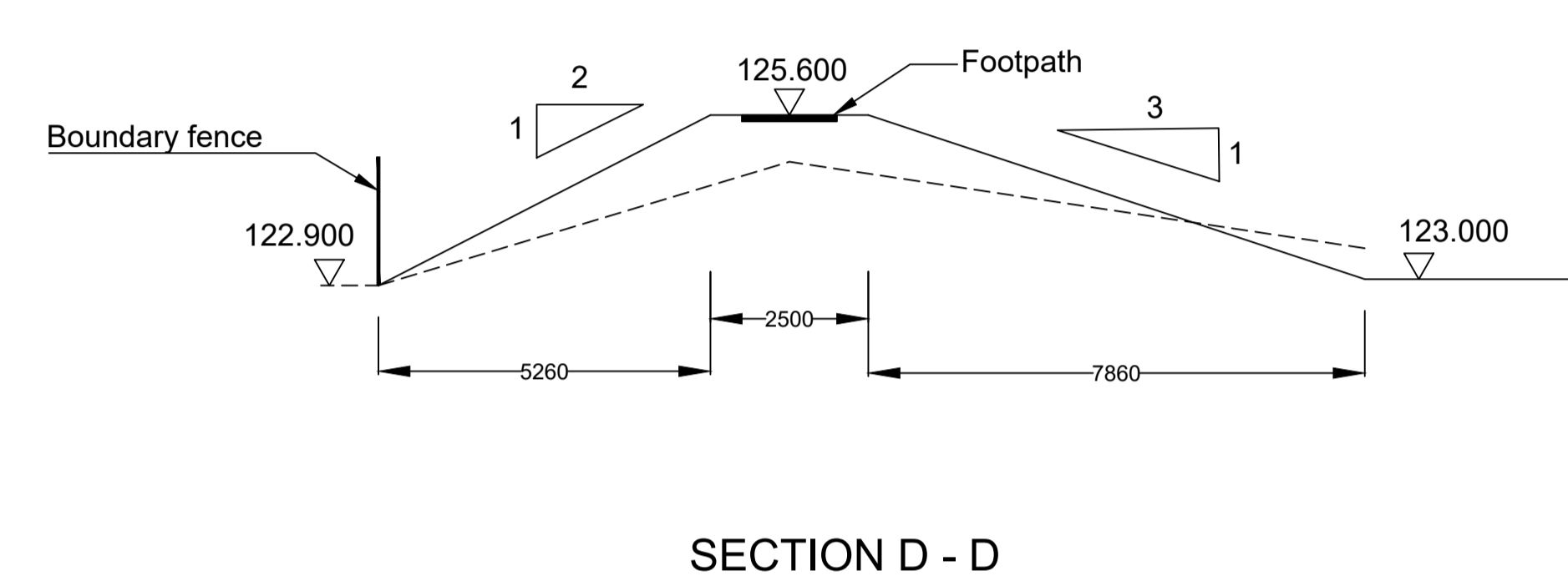
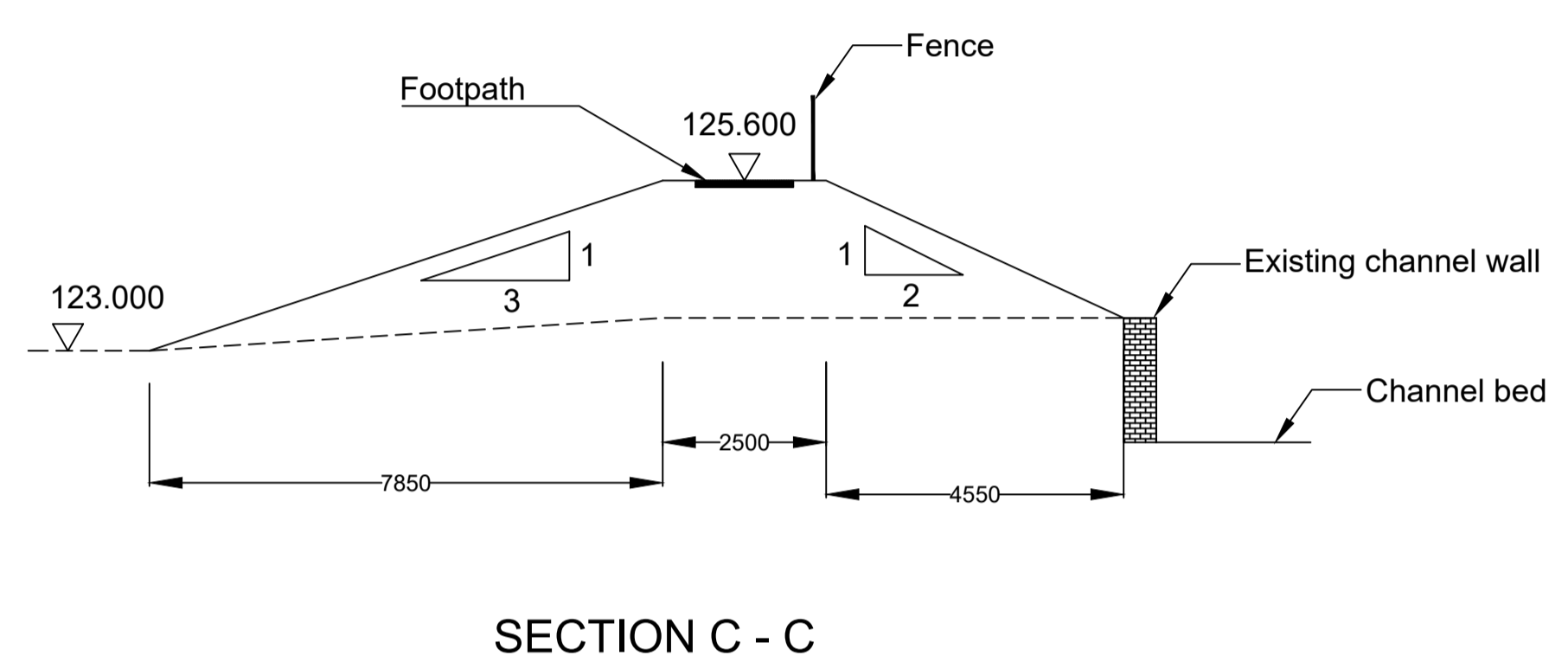
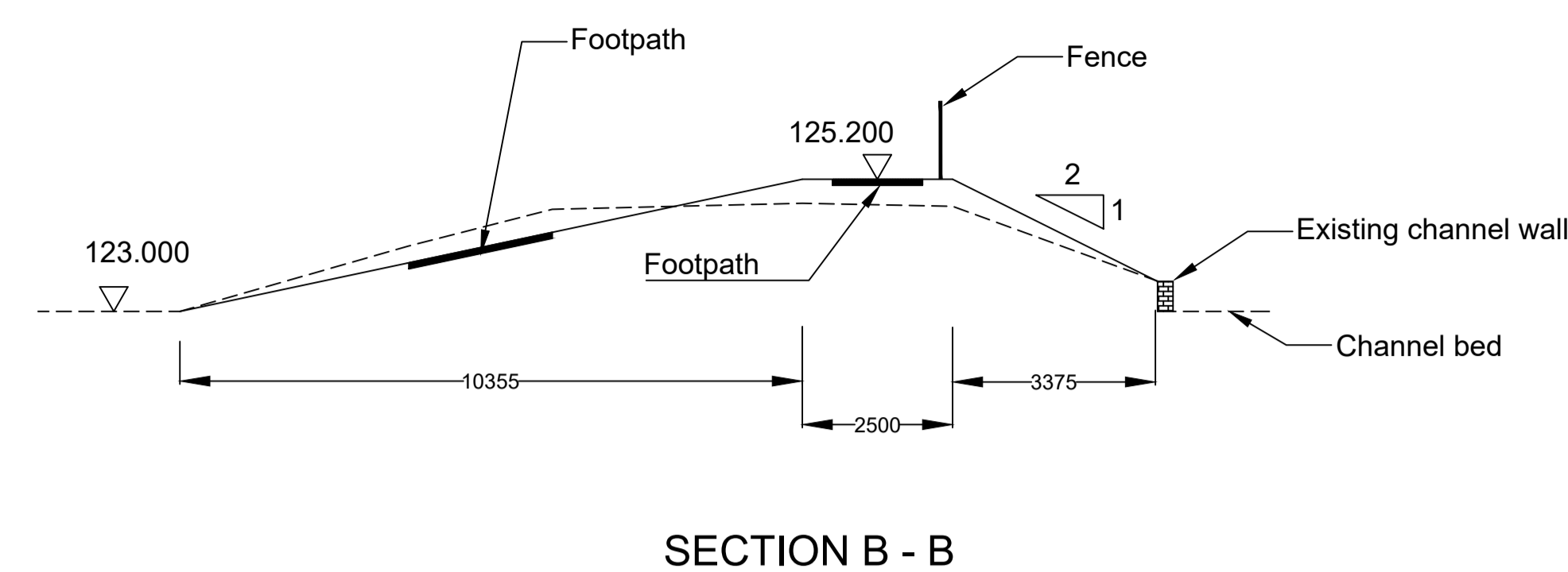
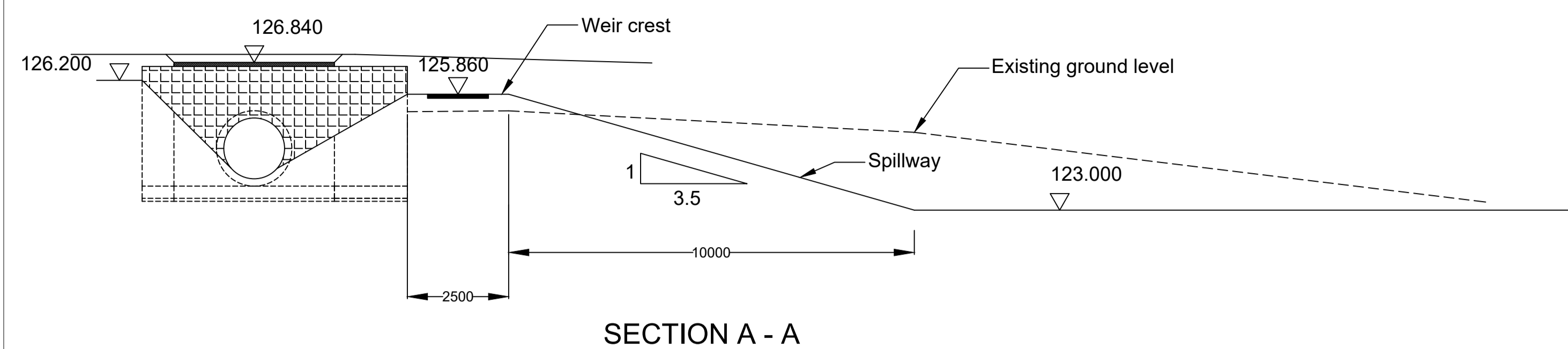
Drawing No.

990616-2B

Revision

1

17



Rev.	Amendments	By	Date	Chkd.
<b>Bolton Council</b> HIGHWAYS AND ENGINEERING DIVISION <i>'KEEPING PEOPLE MOVING SAFELY'</i> DIRECTORATE OF PLACE Director: Gerald Brough BSc (Hons), MBA, Dip M				
<b>HORWICH TOWN CENTRE FLOOD ALLEVIATION SCHEME</b>  <b>STORAGE BASIN TYPICAL CROSS SECTIONS</b>				
Status: PLANNING APPLICATION				
Date	MARCH 2022	Drawn-by	IES	
Scale	1:100	Checked by	SW	
Drawing Size	A1	Independent Check		
		CAD ref.		
Drawing No.	990616-2C	Revision		1