

PENDLE VIEW

HOLIDAY PARK

Drainage - Condition 3 - 3/2021/0748

Condition Detail

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:

a. Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company and,

b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: 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.

Background

The site area was for many years operated as a fishery. The majority of the site boundaries, with the exception of the southern, are well clothed by trees, shrubberies and hedgerows. The majority of the site is taken up by the main fishing lakes, with a number of smaller ponds in the north-west corner, all surrounded by grassland. Higher ground lies to the north, east and south east of the site and a number of small watercourses drain from the higher ground into the on-site lake system.

These existing streams and ditches all enter the lakes through short culverted sections which pass below the perimeter access track. These culverts are effectually flow control devices for the incoming surface water flows from the surrounding fells and farmland. These culverts will be retained in perpetuity and will continue to serve their existing functions of flow and control without alteration

The existing surface water run-off from the site including the buildings and roads drains into the onsite lakes. The lakes outfall to a watercourse that leaves the south-west corner of the site. It meets and crosses under the A59 a short distance outside the site boundary. The stream crosses the A59 by means of a concrete culvert and then continues to run to the south of and parallel to Hey Road in a westerly direction. This watercourse becomes Barrow Brook some way downstream.

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Method of Compliance

The site is managed by pendle view holiday park ltd and will remain so during and after the development has been carried out. The site will remain within private ownership and as such, all drainage and access roads and car parks will also remain privately owned. No part of the site will be offered for adoption.

Surface water

A management company will operate the site under the banner of Pendle View Holiday Park Ltd and will be responsible for the management and maintenance of the foul and surface water drainage systems across the site.

Funding for the maintenance and remedial works required will be derived through the site fee charges on the on site lodges.

Maintenance works will include the regular inspection of all surface water manholes and chambers to ascertain operational status and cleanliness. Also the inspection of all surface water outfalls to the lakes.

Where required the silt traps built into the surface water chambers will be emptied to maintain full capacity for interception of fine materials, thus preventing discharge of such materials into the lakes.

Foul water

A management company will operate the site under the banner of Pendle View Holiday Park Ltd and will be responsible for the management and maintenance of the foul water drainage systems across the site.

Funding for the maintenance and remedial works required will be derived through the site fee charges on the on site lodges.

Maintenance works will include the regular inspection of all foul water manholes and chambers to ascertain operational status and cleanliness.

A contract, for the inspection and maintenance of the two treatment plants, the small pumping station and the grease interceptor system, will be taken out with the manufacturers or an approved contractor.

As part of this contract all the above units will be inspected and serviced on a regular schedule determined by the plant manufacturer and site management team. These units will also be fitted with emergency alarm systems linked to the site management offices.

All drains and associated plant will have vehicular and pedestrian access by means of the site wide road and path network; access will be available 24 Hours per day.

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Specific costs of the various elements of the above maintenance will not be available until a contract is agreed with a suitable maintenance provider. Costs will also vary quite widely depending on the future weather on site, occupancy levels across the site.

Mains Drainage

Pendle view Holiday Park is currently working with United Utilities to assess the possibility of connecting to mains drainage. If this is deemed viable, a revised issue of this document will be submitted.