



Condition 59 – Kirk Mill Pond Repair Works

LAND OFF MALT KILN BROWN, CHIPPING

AMANDA OAKDEN

Condition 59 Letter Report

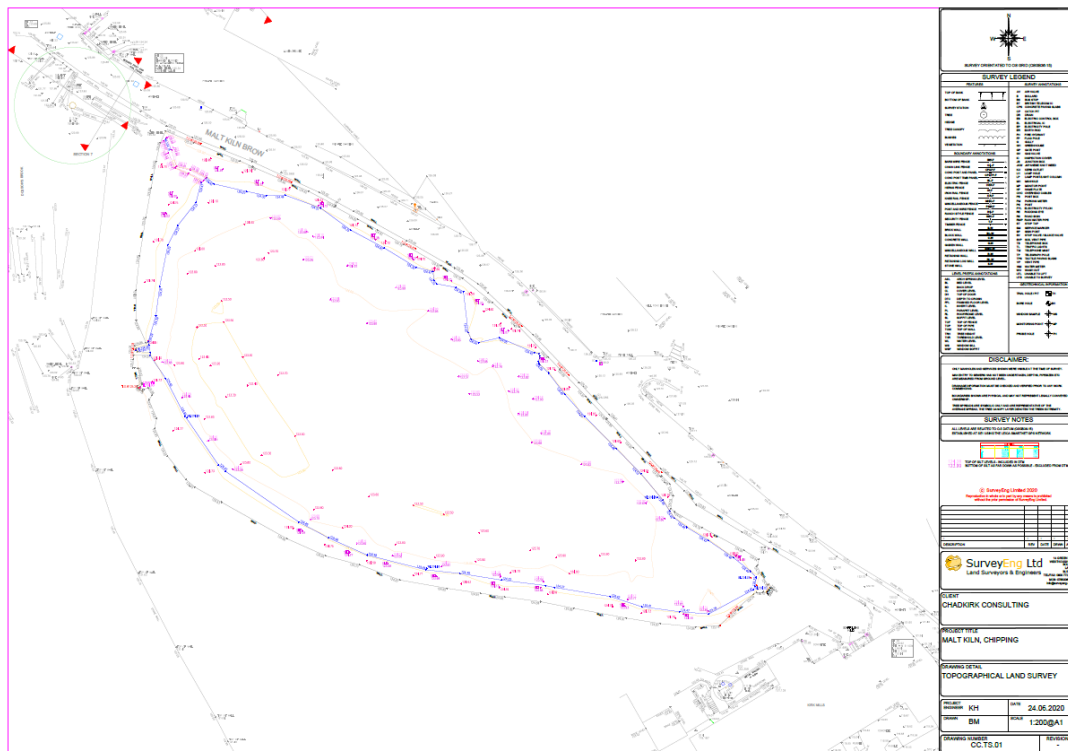
Introduction

Chadkirk Consulting Ltd has been commissioned to submit a planning application to in respect of Condition 59 of the Appeal decision APP/T2350/W/15/3119224 and APP/T2350/Y/15/3119225 dated 18th April 2016, pursuant to planning application reference 3/2014/0183 and 3/2014/0226, at land off Malt Kiln Brown, Chipping.

This application seeks to partially discharge Condition 59, which reads as follows:

59) No part of the development hereby approved with respect to land parcels 1 and 2 (as defined on Dwg No 05024_MP_00_105) shall commence until a scheme for the repair, long-term management, and maintenance of the mill pond, including associated works and timings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and agreed timings/methodology.

The Mill Pond has been surveyed and can be seen below.



Topographical Land Survey – Mill Pond

Condition 59 can only be partially discharged as the long-term management and maintenance of the Mill Pond will depend on the final owner/ end-user, and they remain unknown at this time despite many years of marketing the site. The final long-term management and use for the pond will be submitted for discharge once an operator for the building and pond is secured.

A scheme for the repair including associated works and timings is submitted for approval with this application.

Emergency Works

The requirement for emergency works to the Mill Pond was identified by structural engineer, Paul Graveney of PG Consulting (Civil and Infrastructure Engineers) and was explained within an email dated 03rd August 2020. This email has been provided to the LPA.

Defects were identified within the existing stone wall located next to Milt Kiln Brow highway and which also acts as a retaining element to the historic Mill Pond behind. Concerns were raised as to the increased flow of water through the stone joints during times of heavy rainfall.

The following photographs clearly show both the formal 100mm overflow pipe on the right-hand side and the flows through the joints on the left side (Photo 1). The excess water is then flowing down the verge of Malt Kiln Brow before entering small gully that passes into the adjacent Mill Building's drainage network. These increased flows are now exceeding the capacity of this gully with the excess water passing into the building itself, flowing down the road (bottom left of Photo 1). As shown in Photo 2 it is also flowing through the wheel within the mill and causing damp to the rear wall of the mill.



Photo 1



Photo 2

A review of the levels indicated that the overflow pipe at this location was the lowest around the pond. The main overflow configuration to the north side is roughly 300mm higher and could not be reduced.

A walk around the edge of the pond did not identify a specific location both where the pipe is and where the leak could be occurring.

There was another significant leak around the sluices to the NW of the pond with a hole opened on the dam wall which was been temporarily sandbagged.

The structural engineer noted that from visiting the same site two years ago, the water levels through the cracks had clearly increased and there were structural implications that would be impacting on the integrity of the wall, especially if the mortar joints were being eroded.

It was the view of Paul Graveney that works should be undertaken as a matter of urgency to reduce the flow rates passing through the wall and around the sluices. The status of the wall could then be reviewed, and a long-term solution considered.

The emergency works as advised on recommendation by the Structural Engineers were completed by William Pye Ltd in spring 2021. This included;

- building a bund to reduce water levels around the retaining wall of most concern (see photo 6)
- whilst this area was drained repair works were carried out to the wall
- re-building the inlet and outlet for the pond – providing a mechanism for maintenance and greater control of the water levels in the pond (see photos 3 and 4)

These works have been deemed successful having stopped the flooding onto the road and into the building.

Ecology

Consideration has been given to the ecological impact on wildlife given the issues relating to the Mill Pond and the associated works. A letter report from Andrew Gardner of Envirotech Ltd was commissioned 18th March 2021 in response to concerns raised by the Parish Council.

The following findings and recommendations were received and implemented:

- The optimum time to lower a pond is early spring or late summer. At this time of year there are no young frogs and toads in the pond and any frogs and toads hibernating in the mud on the bottom over winter will have awoken and are able to move;
- Raising and lowering the pond for each stage of work would be more detrimental than lowering it and leaving it at its current level. Constant filling and emptying would wash frog and toad spawn away from the areas it is laid. There would be increased risk of stranding insects and other wildlife on the banks. Sediment would also be washed out into the stream downstream which can have impacts away from the site;
- The opportunity when the ponds is drained down should be taken to remove rubbish from the bed;
- There do not appear to be any aquatic plant species associated with the pond which will be affected due to lowered water level;
- Ducks should not be adversely impacted by the drain down. Whilst they are associated with wetland areas, they will nest on the banksides. The remaining water is sufficient for ducklings to take entry.

Overall, the pond was drained at an optimal time of year. Once it is refilled there should be no issue with recolonisation because some water is being left and there is constant inflow of fresh water and species from upstream.

Short-term Maintenance

Following the works, a weekly inspection has been and will continue to be undertaken, and any debris cleared as necessary at the following locations:

- Large sluice adjacent road;
- Sluice – maintain level with use of ‘stop-logs’ and clear;
- Secondary higher level outlet;
- Clear grid immediately behind Kirk Mill;
- Control inflow via inlet at upstream weir.

It should be noted that the pond levels will fluctuate throughout the year because of weather patterns and part of the ongoing maintenance required to prevent the pond from overflowing onto the highway and into the Mill.

Recent Photographs showing works completed by William Pye



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Conclusion

This report seeks to partially discharge Condition 59 of the Appeal decision APP/T2350/W/15/3119224 and APP/T2350/Y/15/3119225 dated 18th April 2016, pursuant to planning application reference 3/2014/0183 and 3/2014/0226, at land off Malt Kiln Brown, Chipping. The repair works have been carried out and monitored over the past 9 months and have been assessed as being successful.

A further discharge application will be submitted once a long-term operator for the building and pond is secured.