

MICHAEL POOLER ASSOCIATES

CONSULTING CIVIL & STRUCTURAL ENGINEERS

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Our Ref. MP/CH

5 February 2026

Mr Steven Hartley
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

Dear Sir

Further to our discussion and receipt of Planning Conditions for Highcroft, Painter Wood, Whalley Old Road, Billington, with particular regard to drainage aspects I would make the following observations.

The post Planning Approval relates to upgrading and slight variations in architectural elements to an existing structure occupying the site. The original property constructed on a Southern facing hillside.

Condition No. 2 (1) (b) relates to surface water run-off issues with the suggestion that drainage to deal with surface water conditions should be considered.

Without going into the details of the architectural changes regarding the Planning position in greenbelt, it would appear that the overall footprint of the building site (on plan) together with the volume of the final structure has not significantly altered from the original construction.

The current original building is served by an adopted combined drainage system including both foul drainage and surface water from the roof of the structure. The proposed alterations have been accepted by all parties as not significant with changing the magnitude of either house size or area of impermeable surfaces.

Externally, any areas of impermeable surfaces i.e. pavements, flagging, tar macadam etc., have been reduced by 43% from the existing one, and the question of surface water run-off from the hillside ignores the historic satisfactory performance of the original building on effectively the same site. Surface water will initially be dealt with by a permeable surface (grassland) the true water table following the general profile of the contours of the site, a depth unknown, but subject to consistent soil sub-strata, generally maintains a similar profile to that of the hillside surface contours i.e. water table is lower in Summer and higher in Winter.

Anecdotal evidence of the occupancy of the existing building has not identified any problems with surface water run-off and the current structure and minor external alterations would not produce any additional quantities of surface water which cannot be dealt with, with the existing combined drain and existing rainfall over the area through the pervious grassed hillside.

Yours faithfully

Regards,



Michael Pooler M.Sc. C. Eng. M.I.C.E. F. Cons. E.

M.Sc. (Highway Engineer)

Chartered Civil Engineer (60 years)

Fellow – Association of Consulting Engineers

Principal of Michael Pooler Associates (founded 1970)