



# Update Report

## Update Report to the Planning Decisions Committee

**Subject:** Abbey Mills Pumping Station, Abbey Lane, Stratford, E15 2EW  
(reference: 12/00180/FUL).

**Meeting date:** 15<sup>th</sup> January 2013

**Report no:** Public Item 5

**Report of:** Will Steadman

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### 1. Environment Agency Consultation Response

1.1 Further to paragraph of 7.3.4 of the main committee report, the Environment Agency has confirmed that it raises no objection to the application subject to the use of the following planning conditions and informatives:

#### Condition 1

The development hereby approved shall not utilise dewatering until a revised set of trigger levels required for monitoring the flood defence wall have been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. Any dewatering undertaken shall be undertaken in accordance with the approved revised set of trigger levels required for monitoring the flood defence wall.

*Reason To protect the integrity of the flood defence walls and their tie rods in the event that dewatering is utilised.*

#### Condition 2

The development hereby approved shall not commence until a ground and flood defence wall monitoring scheme, which includes trigger levels and mitigation measures, has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. The approved ground and flood defence wall monitoring scheme shall be implemented throughout the construction works, including site set up and clearance and until any movements recorded are negligible for a period of at least 2 months following completion of the development and the Local Planning Authority has agreed in writing that monitoring can cease. All monitoring results and interpretation will be provided to the Local Planning Authority and Environment Agency on a monthly basis.

*Reason: To protect the integrity of the flood defence walls and reduce the risk of flooding.*

### Condition 3

The applicant shall not notify the Local Planning Authority of the completion date of the development, and no later than 6 months from this date, an engineering assessment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. The engineering assessment shall report the monitored settlements of both the flood defence walls and the ground, an assessment of how these movements (in particular any differential movements) relate to changes in forces to the tie rods and an prediction on how these changes in forces will affect the long term integrity of the flood defence walls. Should adverse effects be identified then the assessment shall make recommendations for repair works to the flood defence walls which shall be implemented in accordance with the engineering assessment approved by the Local Planning Authority, in consultation with the Environment Agency.

*Reason: To protect the integrity of the flood defence walls and reduce the risk of flooding.*

### Informatives

Ground monitoring around Shaft G shall be adopt the methodology used for the construction of Shaft F. In any event, the flood defence wall monitoring being undertaken for Shaft F will continue to be implemented during the construction of both shaft and until the the completion of Shaft G.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 16 metres of a tidal flood defence structure. Contact James Ford on 01707 632591 for further details.

## **2. Amendments to Planning Conditions**

### Planning Condition 9 (Hard and Soft Landscaping)

As drafted, recommended planning condition 9 requires the submission of a hard and soft landscaping scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. To enable an early start on site, the applicant has requested that the trigger for submission is within 6 months of the start of commencement. As the hard and soft landscaping works will be completed at the end of the construction programme, this is considered to be acceptable subject to the applicant informing the Local Planning Authority of the commencement date.

## **3. Recommendation:**

The Planning Committee is requested to note the Environment Agency's response and **APPROVE** the application for the reasons given in the main Committee Report and grant planning permission subject to the planning conditions and informatives set out at Section 12 of the main Committee Report and the planning conditions and informative set out above.