

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Your Ref SMD/2024/0023

Our Ref CRTR-PLAN-2024-40840

Monday 5 February 2024

Dear Arne Swithenbank,

Proposal: Application for Removal or Variation of Conditions 1, 2, 3, 5, 6, 8, 9, 10 and 15 of SMD/2022/0304

Location: Blakeley, Reacliffe Road, Rudyard

Waterway: Leek Branch (Caldon Canal)

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The application site adjoins Rudyard Reservoir which is owned and maintained by the Canal & River Trust to provide a water supply to the Leek Branch of the Caldon Canal.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following advice:

The Trust has previously advised on earlier proposals to redevelop this property, although we note that we were not consulted on the most recent planning application (your ref: SMD/2022/0304) despite being a statutory consultee. The current planning application seeks to vary and remove conditions attached to that permission.

The latest proposed amendments appear to include a small reduction in floor levels, although the proposed level of 162.793m AOD for the basement level remains above the 10,000-year flood level of 162.38m AOD and therefore does not significantly increase the risk of flooding of the proposed dwelling from Rudyard Reservoir.

The proposed site plan (Drawing 2023-2779-09 Rev B) indicates that both stormwater and treated effluent from the proposed biodisc sewage treatment plant are intended to discharge into Rudyard Lake. We wish to clarify that any discharges to the lake will require the prior consent of the Canal & River Trust as owner of the lake. It is important to be aware that the Trust is not a land drainage authority, and such discharges are not granted as of right.

The Trust is not obliged to accept sewage discharges and has a presumption against small sewage discharges (<5m³/day) regardless of the quality of effluent due to previous experiences of difficulties after installation with poor maintenance, lack of responsibility, and no point of contact for the operator. Rudyard Lake already suffers

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
T: 0151 355 5017 E: nationalwaterwaysmuseum@canalrivertrust.org.uk W: canalrivertrust.org.uk

from water quality issues and algal blooms which a discharge of this nature would likely only exacerbate; it is therefore very unlikely that any application to discharge from the biodisc to the lake would be accepted. Should the Applicant wish to discuss matters further, they should contact the Trust's Utilities Team; the relevant contact is Philippa Walker, Regional Utilities Surveyor, at _____ or on

We note that the proposed site plan also appears to indicate that the existing mature trees in the north-east corner of the application site are to be removed. Previous planning permissions on this site did not appear to permit their removal and we ask for clarification of whether this is in fact proposed, as these trees appear to be covered by a Tree Preservation Order and should not therefore be removed without clear justification. As the trees make a positive contribution to the wider character, appearance and setting of Rudyard Lake, we would not wish to see their removal unless it could be demonstrated that it was absolutely necessary.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Ian Dickinson MRTPI
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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