

[REDACTED]
Old Hall Lane

Mottram
[REDACTED]

2nd March 2022

A57 Link Roads Project

Unique Reference: 20029134

Dear Mr Cowperthwaite,

Unfortunately, I have been unable to spend much time following the detailed progress of the examination however I feel that several deep concerns still need addressing and having scanned the many documents I cannot find much to alleviate my concerns.

I apologise for not necessarily following the correct processes and procedures for submission of questions at the correct times/deadlines, but I would be extremely grateful if the applicant could respond to the following points.

I have asked the applicant to respond to these points previously and have been met with silence or messages with no substance.

Yours Faithfully,

Jeff Brown

Issues caused by the dewatering of Mottram for construction of the Mottram underpass:

Previous work by Highways England in 2007 identified a risk to properties in the vicinity of the Mottram underpass tunnel and relevant documents are referenced on page 8 (ref 5,6,7,8,9)

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There was a risk of settlement both short term during construction, and longer-term post construction as a result of the dewatering of the Mottram.

Within the document it states: “4.5.11. Permanent changes in groundwater levels can also be associated with ground settlement. Settlement assessment will be carried out during detailed design based on the outputs of groundwater modelling as detailed in Chapter 9 of this ES.”

As a resident of a property nearby to the cutting of the tunnel (underpass) I would like to know why such detailed modelling work cannot be completed up front, before the go ahead – its not like HE/HA haven't had the time to do this since the original reports over a decade ago.

I think it would be reasonable to know, in advance what the potential settlement effects may be with some confidence in the level of quantitation and how the applicant would monitor and address any damage – both short and longer term.

Is the applicant prepared to underwrite any damage caused by the dewatering – do they have funding for this?

Fresh Water Well

Secondly, our home enjoys the use of a water well in the garden. When we moved here in 1999 the well was the sole source of water and it had been used since the property was built in 1738. The well is listed in the deeds of our property. In addition, (although not in place at the moment) we have a legal obligation to provide water from our well to our neighbour at “Dial Cottage”. Although we have provided this information to the applicant, we do not know what they intend to do about it if the well dries up. Should the dewatering of Mottram cause the well to dry out – what obligations do the applicant have in this respect?

Old Hall Lane Site Visit and Mottram Showground

Finally, I noticed there was some recent correspondence regarding a site visit to the Eastern portal of the Mottram underpass (requested by CPRE). I really would hope that the examiner can take some time to walk along Old Hall Lane and witness the rural character of the area. I believe that the proposed bypass would have a massive detrimental effect on this part of Mottram as a result of the new traffic noise, pollution and resulting loss of green space. Given the volume of traffic it seems likely that the Mottram underpass will become choked with the same crawling traffic that chokes Mottram Moor.

During any site visit, please go through the open gate (top of coach road) into the fields adjacent to Mottram Showground and then walk around the former showground and around the small pond (which will be lost). Please note that this green belt land is often used by local people for recreation – typically dog walking across the pastures when there are no sheep in the fields. I would guess that 10 or 20 people a day are enjoying the green space adjacent to Old Hall Lane as well as the wooded area with mature trees and it is a great shame to lose such amenity when there is no clear benefit from the proposed road scheme!

We would be very happy to accompany the examiners if they carry out a visit.

