

Statement to Accompany an Application to Discharge Planning Conditions at Chestnut Way, Littleborough

FAO P.Clark

This statement has been prepared subsequent to the grant of planning permission associated with application number: 21/00282/FUL and is intended to accompany an application for discharge of planning conditions.

It will provide the LPA with sufficient information to discharge some conditions immediately.

The LPA has imposed numerous conditions that require discharge; these are reproduced below, with comments as appropriate.

The Conditions

12. Notwithstanding the details shown on the approved plans, the buildings hereby approved shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details shall be in accordance with Biodiversity Enhancement and Management Plan, prepared by Verity Webster and dated May 2022. The details shall include the formation of any banks, terraces, retaining structures or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works and the provision of bird nesting and bat roosting opportunities.

Please refer to the information provided by email to Rachel Carney on 31/10/2024.

13 The biodiversity enhancements identified in sections 2.3, 2.4 and 2.5 of the submitted Biodiversity Enhancement and Management Plan, prepared by Verity Webster and dated May 2022 shall be fully installed prior to first occupation of development and retained thereafter.

I can confirm that these will be fully implemented on a plot-by-plot basis. Plot 1 is the first to complete and so they will be installed prior to the new purchaser's occupation.

14 No external lighting shall be installed unless and until a detailed lighting scheme for any external lighting to be installed within all highways, footpaths, open spaces and on the building, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the position and height and means of lighting to be affixed on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Uploaded with this statement one can see the lamppost designs and proposed locations for the same at Chestnut Way. Affixed to the front elevation of each dwelling, will be black up/down lights – the data-sheet of which has been uploaded.

15 The parking spaces as identified on drawing no. 14 Rev A (Proposed Site Plan) shall be provided and made available for the parking of vehicles prior to first occupation of the development. The parking spaces shall thereafter be retained for the parking of vehicles.

I can confirm that these will be fully implemented on a plot-by-plot basis. Plot 1 is the first to complete and so they will be installed prior to the new purchaser's occupation.

17 No development shall take place until a scheme for the discharge of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until a verification report documenting the installation of the drainage for that plot, to include photographic evidence, in accordance with the approved scheme has been submitted to and approved in writing by the local planning authority. The verification report for the final dwelling to be occupied shall include evidence of any out of plot drainage installations. The foul and surface water drainage shall thereafter be maintained in accordance with the approved scheme and retained as such thereafter.

The verification report is being finalised by TJB Associates and will be sent to Rachel Carney via email imminently. The design and implementation was approved by Stephen McCann previously.

19 The development shall not be occupied until a signed statement or declaration prepared by a suitably competent person that confirms that the site is, or has been made, safe and stable for the approved development is submitted to and approved in writing by the Local Planning Authority. The statement or declaration shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

The statement will be prepared by TJB Associates and sent to Rachel Carney via email imminently.

20 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

The verification report is being prepared by TJB Associates and will be to Rachel Carney via email imminently.