

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, but some will require further investigation before full details can be provided.

It is requested that permission to do some physical investigation work is granted, and further information will be provided in due course to enable full discharge.

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

The Conditions

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

The external leaf of the dwelling-houses will comprise stone; sat beneath a grey Marley Edgemere slate. The black UPVC guttering will be square-style and the downpipes will be black square UPVC. The windows will be UPVC double-glazed anthracite-grey; the front door will be an anthracite-grey composite door, and the rear door(s) will be an aluminium anthracite grey bi-folding door. The garage doors will be anthracite-grey, electrically powered. There will also be stone-effect cills, jambs and heads.



Marley Edgemere 'smooth grey' slate



Black plastic guttering 'square-style'



Black, square, plastic downpipe

- A stone sample will be provided in due course.

4. No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Paul – can you provide a section for the windows and doors as per the above? The exact finish is presently undetermined, but if we submit a standard door section and specify 'anthracite-grey composite UPVC', will that suffice? They will have a stone or stone-effect head, and cill surround.



Example UPVC anthracite grey UPVC window.



Example anthracite grey aluminium bi-fold door.



Example anthracite grey UPVC front door.

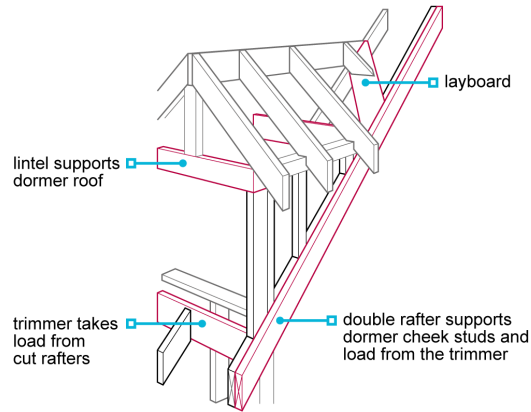


Example stone heads, cills and jambs to form the window surrounds

5. No above ground works shall take place until details of the appearance, materials, profile and method of opening of the proposed dormer windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

The dormer is to be constructed as per NHBC guidance: see adjacent image.

The timber façade will be covered with external PVC anthracite shiplap cladding, under a Marley Edgemere slate. Lead and an underlay will be installed as appropriate.



8. Notwithstanding the details shown on drawing no. 14 Rev A (Proposed Site Plan) no above ground works shall take place until full details of the boundary treatments of the site have been submitted to any approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation of the development and retained thereafter.

There is a boundary of part stone and part fence between The Villas and this site; this will remain unaltered. There is an existing stone wall that separates the gardens of Nos. 1 – 5 on drawing 14 Rev A; and an existing stone wall that runs parallel to the side elevations of No. 1 & 6, separating the houses at the Chestnut Way entrance. It is proposed that circa 2m high 'hit and miss' fencing is erected in the rear gardens, running parallel to the stone walls that are in-situ.



Indicative 'hit and miss' fencing

9. No development shall take place until a scheme for the protection of the trees beyond the northwest site boundary has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall be in accordance with BS 5837:2012 and shall include a tree protection plan(s) and an arboricultural method statement. The development shall thereafter be undertaken in accordance with the approved scheme.

Arboricultural Method Statement in separate document.

10. No development shall take place until a Reasonable Avoidance Measures (RAMs)

method statement for badgers, small mammals, amphibians and reptiles has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved RAMs.

RAMs in separate document.

16. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) a construction traffic management plan including details for the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development. (iv) the siting of any facilities cabin (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works.

CMS in separate document.

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. For the avoidance of doubt the site shall be developed with separate drainage for foul and surface water and the surface water drainage scheme shall:

- (i) Be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.*
- (ii) In the event of surface water drainage to the public surface water sewer, include evidence of United Utilities acceptance of the connection of attenuated surface water drainage to the public sewer on Chestnut Way and have a pass forward flow rate restricted to 5 l/s.*
- (iii) Include an accurate plan of existing drainage infrastructure on the site and additional proposed drainage infrastructure.*
- (iv) Have a restricted rate of discharge to public sewer agreed with the local*

planning authority (because infiltration has been discounted by the investigations); the rate should be 5 l/s unless the Starring Road flow control has been installed in which case a higher value of 6.5 l/s may be appropriate.

(v) Include the background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

(vi) Include levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.

(vii) Include construction details for permeable paving including sub-base details, if this type of paving forms part of the sustainable drainage system. The driveway permeable paving shall use angular gravel between driveway paving blocks, which shall be specifically manufactured and supplied for 'permeable driveways'.

(viii) An explanation of how the surface water scheme will be maintained and managed after completion and confirmation of whether it is to be managed by a maintenance company.

Scheme prepare by TJBA, in separate document.

18. No development shall take place until a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity, and the findings have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in full accordance with any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be identified in the scheme of intrusive investigations and be retained as such thereafter.

Danbar Drilling Services Ltd have been appointed to undertake these investigations. Their findings will be submitted to the Local Planning Authority once Clive Rainford Homes are in receipt of them.

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.

Report to be produced by TJBA, provided within a separate document.