



CAROLINE TAMWORTH PLANNING

Planning and Development

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3, 4, 6,
10 AND 12 RELATING TO 23/01280/FUL**

ERECTION OF REPLACEMENT DWELLING

LONGLEY HEY FARM, HALIFAX ROAD, LITTLEBOROUGH, OL15 0LB

Schedule of Details

Prepared by Caroline Tamworth Planning

On Behalf Of

Mr and Mrs Slicker

CT1288

Background

Planning permission for the erection of a replacement dwelling on the site was approved by the Council on 6th June 2024.

The approval is subject to fourteen conditions, six of which require the submission and approval of details either before the development commences or, in the case of condition 3 relating to external materials, before their use on site.

This application seeks to discharge conditions 3, 4, 6, 10 and 12.

Condition 3

Prior to their use on site, details of the external facing materials and finishes shall be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, natural stone shall be used for the walls, windows heads and cills and natural slate or natural stone tiles shall be used for the roof. The development shall be constructed in accordance with the agreed details and retained as such thereafter.

The proposed external materials for the walls will be sourced by Johnsons Wellfield Quarry and include:

Split faced natural sandstone – Vena Buff



Buff polished hard Yorkstone for the heads, cills, jambs, banding course and gutter corbels.



The roof will be laid with natural stone slate – Aged York.



The guttering will be seamless metal and the downpipes will be upvc, both finished in black.



The windows will be aluminium finished in 'Clay'.



The oak frame will be green oak with a polyurethane finish.



Samples of materials can be made available to view on site if required.

Condition 4

No development shall take place until a dilapidation survey of the access road has been undertaken. This shall be accompanied by a scheme for periodic inspection through the constructions phase. Both shall be submitted to and approved in writing by the council as local planning authority. A further survey shall be carried out following substantial completion and prior to occupation of the dwelling. Any damage identified shall be repaired such that the highway is in the same or similar condition as prior to the commencement of works on site.

A dilapidation survey of the access road has been undertaken and the site inspection report is submitted for approval with the application.

Condition 6

No development shall take place until a scheme of temporary measures to provide physical protection to all trees, hedges and shrubs shown to be retained, has been submitted to and agreed in writing with the Council as Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of development and shall be retained for the duration of the construction phase.

The submitted details must show the provision of total exclusion zones to not less than the minimum standard contained in the relevant British Standard. The areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of site and building works.

A document setting out the proposed tree protection measures is submitted with the application. All trees within the site, shown on the approved 'Proposed site layout plan', will be fenced and protected throughout the development.

Condition 10

No development shall take place until a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity.

A report detailing the site investigation works in relation to past coal mining activity has been prepared by CRC Site Investigation Ltd and is submitted for approval with the application.

Condition 12

No development shall take place, with the exception of site clearance and demolition, until an investigation and risk assessment, in addition to any assessment provided with the planning application has been completed to assess the nature and extent of any contamination on the site.

An interim Phase II report detailing the investigation and risk assessment in relation to contamination on the site has been prepared by CRC Site Investigation Ltd and is submitted with the application. The final monitoring reading is due to be taken on 3rd October 2024 after which the report will be updated and a final version issued and submitted to the Council for consideration and approval under this application.

September 2024