

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

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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.

As agreed with Rachel Carney during our site meeting in December:

- The external leaf of the dwelling-houses will comprise Vena Buff natural sandstone.
- The cills, jambs and heads will also be natural stone
- Natural slate around 5-7mm in thickness (additional information sent by Paul Clark 4th December 2023). This will be used on the main roof to the house and the dormer roofs.
- A standard sand/cement mortar will be used, no colouring to be added

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.



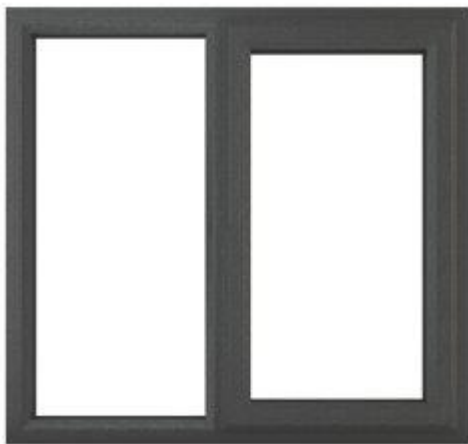
Black plastic guttering 'square-style'



Black, square, plastic downpipe

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.

I have submitted supporting window profile documentation that should satisfy the above condition. The adjacent development at Starring Way used UPVC frames. We will be doing the same but the profile of the frames will be slimmer at circa 56mm (around the same as aluminium frames); the 'norm' for UPVC window profiles is typically circa 75mm. Please see the below image as a reference of the colour and style.



Example UPVC anthracite grey UPVC window.



Example anthracite grey aluminium bi-fold door.



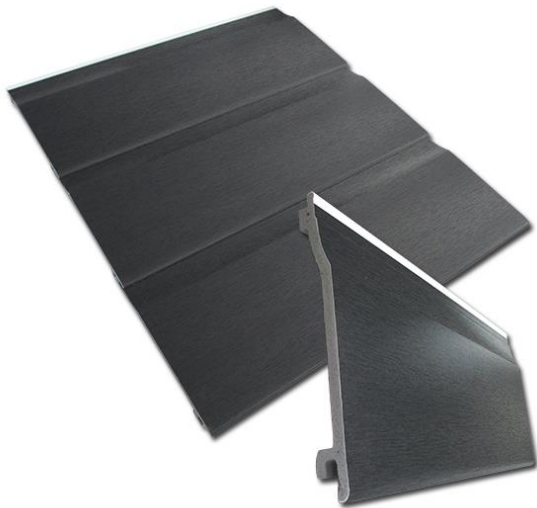
Example anthracite grey UPVC front door.

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.

As per our meeting with on site with Rachel Carney, it was agreed that the appearance of the dormers would be as per the adjacent Starring Way development. As such, the dormer roof will be covered in the same natural slate as the main roof to the houses (per Paul Clark's email on 4th December 2023), and the timber-frame dormer will be clad in an anthracite grey shiplap cladding.



Example anthracite grey shiplap cladding

The appearance and profile of the window will be in-keeping with the others i.e. anthracite grey UPVC. It will be 'side opening'. The profile of the dormer window will be 56mm – corresponding with the other profiles on the house.

7. No development shall take place until finished ground levels and finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

As per Drawing no. 'dwg-tjba-CRH-Chestnut way-020922 Revision 0' – the dwelling finished floor levels that Rachel confirmed were acceptable are:

Plot 1 – 166.70

Plot 2 – 166.80

Plot 3 – 166.90

Plot 4 – 167.00

Plot 5 – 167.10

Plot 6 – 166.85

Plot 7 – 167.70

Plot 8 – 168.40

Plot 9 – 169.00

The external finished ground levels will be circa 150mm below finished floor levels, but will follow gradient of existing gradient levels.

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.

Please refer to the Boundary Treatment Plan Rev 1 – which is to be looked at in conjunction with the following:

There is a boundary of part stone and part fence between The Villas and this site (highlighted in blue and orange); this will remain unaltered. There is an existing stone wall to the south of Nos. 1 – 5 (highlighted blue) on drawing 14 Rev A; this will remain unaltered; there is an existing stone wall that runs parallel to the side elevations of No. 1 & 6, separating the gardens of Elmore Wood and Chestnut Way (highlighted blue); this too will remain unaltered. It is proposed that 2m high fencing is erected in between the dwellings (highlighted purple).



Indicative style of fencing, similar to the adjacent Starring Way development.

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.

This condition has been discharged – as per the determination on approval of details required by a condition dated 2nd October 2023.

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.

Revised CMS incorporating hours of construction 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.*

This is a pre-development condition that has been partly discharged to enable construction – as per the determination on approval of details required by a condition dated 2nd October 2023. Further information to follow.

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.

This condition has been discharged – as per the determination on approval of details required by a condition dated 2nd October 2023.

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.

This is a pre-development condition that has been partly discharged to enable construction – as per the determination on approval of details required by a condition dated 2nd October 2023. Further information to follow.