



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS RELATING TO 17/00886/FUL
Second Application - July 2023**

**DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION
AND ERECTION OF NEW TWO STOREY REAR EXTENSION TO
PROVIDE 40 BEDROOMS, INCLUDING REALIGNMENT OF SITE
ACCESS AND FORMATION OF ADDITIONAL CAR PARKING
SPACES (RESUBMISSION OF 15/01457/FUL)**

**HIGHFIELD HOUSE CARE HOME, MANCHESTER ROAD,
HEYWOOD, OL10 2AN**

Discharge of Conditions Statement

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr A. Spencer

A:2096

61 Nudger Green, Dobcross, Oldham, OL3 5AW

T : 07464 505 443 E : enquiries@chorltonplanning.co.uk

Alan Chorlton MRTPI

Planning Applications and Appeals • Building Change of Use Appraisals • Development / Redevelopment Assessments • Site Searches
Commercial / Housing / Leisure / Entertainment • Food and Drinks Issues • Conservation Areas / Urban Design • Listed Buildings / Tree Preservation Orders
Planning Enforcement Problems • Development Grants • Development Plan Review Representations
Registered Office: 61 Nudger Green, Dobcross, Oldham OL3 5AW • Registered in England No. 5319822

1.0 Background

1.2 Planning permission for the demolition of an existing single storey rear extension and the erection of new two storey rear extension to provide 40 bedrooms, including realignment of site access and formation of additional car parking spaces was approved by the Council on 17th February 2021.

1.3 The approval is subject to ten conditions, three of which are pre-commencement conditions – conditions 3, 4 and 5.

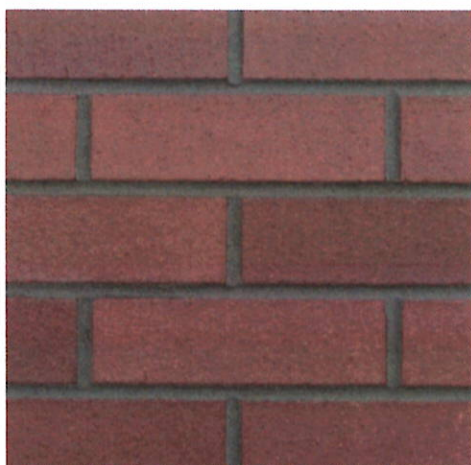
1.4 An application to discharge the three conditions – Reference Number 22/01320/DOC - was submitted previously. The application was refused. However, it transpired that some of the documentation supplied with the application was not received by the Planning Case Officer and as such the application was refused without considering the full submission. Following the refusal, the Drainage and Ground Condition consultants have discussed the issues directly with the relevant Authorities to ensure that the respective issues have been fully addressed.

2.0 Condition 3

Notwithstanding any description of materials in the application, no development shall take place until samples or full details of all materials to be used on the external surfaces of the extension (including those used in the construction of any windows and doors) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

2.1 The existing building is faced with red brick. The elevations of the proposed extension will be faced in brick to complement the existing using. A close match has been sourced from Forterra.

COUNTY RED SMOOTH



2.2 A smooth sandstone band course will be incorporated below the first floor windows with matching heads and cills to each window.



Smooth sandstone band course

2.3 The new roof will be laid with slate grey concrete interlocking tiles.



Redland concrete tile

2.4 The windows will be white upvc casement windows with a Georgian bar detail.



3.0 Condition 4

No development shall take place until an intrusive site 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 coal mining legacy issues 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 submitted report shall include:

- i) a survey of the extent, scale and nature of coal mining legacy issues*
- ii) an assessment of the potential risks to:
 - o human health,*
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,*
 - o adjoining land,*
 - o groundwaters and surface waters,*
 - o ecological systems,*
 - o archaeological sites and ancient monuments;**
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.*

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 building(s) hereby approved are first occupied.

3.1 A Coal Mining Risk Investigation has been carried out by Demeter Environmental Ltd following discussions with the Coal Authority and is submitted with this application. The report concluded that there is no risk to development as a result of coal and as such no remediation strategy or verification report is necessary.

4.0 Condition 5

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance (NPPG) with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. Page 3 of 5

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

4.1 Weetwood Services Limited, specialists in flood risk and drainage issues, have addressed the drainage condition and their full detailed technical report regarding the foul and surface water drainage is submitted. In preparation of the report Weetwood have had discussions with United Utilities and Rochdale Council's Drainage Officers.

We hope that the above information is sufficient to discharge all three conditions. However, please contact me if you require any further information or any of the issues.

Chorlton Planning Ltd
July 2023