CHORLTON PLANNING LTD

Town Planning & Development Consultants

PLANNING APPLICATION REF. No. 20/00041/FUL FOR ERECTION OF DETACHED DWELLING WITH ASSOCIATED LANDSCAPING AND BOUNDARY TREATMENT FOLLOWING THE DEMOLITION OF EXISTING BUILDINGS

CARR WOOD COTTAGE (FORMERLY 1 AND 3 HIGHER CLOUGH) SCHOOL LANE, ROCHDALE, OL11 5UT

APPLICATION TO DISCHARGE CONDITIONS ATTACHED TO PLANNING PERMISSION

SUPPORTING STATEMENT

Prepared by Chorlton Planning Ltd

A2231
Chorlton Planning Ltd
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BACKGROUND

Planning permission was granted for the erection of one detached dwelling house, with associated landscaping and boundary treatments, following the demolition of the existing buildings at Carr Wood Cottage, School Lane, Rochdale, OL11 5UT. The planning approval is dated 14th July 2020.

A number of planning conditions were attached to the approval. Some of these require information to be supplied to the Council in order that they can be discharged.

It is intended to submit the applications for discharge in batches, as the information becomes available. This application is for discharge of the following conditions:

- Condition 3 – programme of archaeological works.
- Condition 05 – Himalayan balsam
- Condition 06 – bat survey report
- Condition 10 – badger survey
- Condition 11 – internal and external finished floor levels
- Condition 14 – details of windows and doors
- Condition 18 – landscape and ecological enhancement plan

These are referred to in turn.

Condition 3 – Programme of Archaeological Works

Gerry Martin Associates Ltd have prepared a level 3 building survey of the property. A copy is attached.

This report notes that buildings were present on the site in the late 17th Century and that these were altered and extended significantly. The buildings were in mixed residential and agricultural use and have been altered and extended over the years. During the 20th Century in particular, original features were removed and the spaces reconfigured. In the latter part of the 20th Century the agricultural use ended and the buildings were adapted fully for residential use and were further altered, adapted and extended to provide better living accommodation for the occupants.

The archaeological report notes that:

> *"The three late Medieval windows are of architectural merit and if they can be salvaged and incorporated into a tasteful new design, would provide cultural continuity with this past heritage asset. Likewise, some of the timber roof beams that appear to be original components in either the phase two or phase three developments could be repurposed.*
>
> *The heritage asset per se and in the use of space has however been heavily altered and no longer functions as in its original purpose; a farm as a dwelling with accompanying farm buildings, a social and ecological relationship that will never return. The building also suffers from structural failure (bowing) on its northern wall. Although it is*

regrettable that a past heritage asset is lost, preservation by paper appears to be an appropriate management response regarding this case study".

The owners have confirmed that they will retain and re-used the items highlighted to preserve the link with the past.

Condition 5 – Himalayan Balsam

Measures to deal with this issue are included in the Landscape and Ecology Enhancement Plan – see Condition 18. The document reference no. is 1803-CWS-PP-L-PC01 (landscape).

Condition 6 – Bat Survey Report

Bat surveys were carried out by Verity Webster, Ecology and Protected Species Consultant.

Surveys were undertaken in May and June 2019 and final bat emergence survey work was undertaken in September 2020. It concluded that:

"no bats were seen or heard emerging from the building. High numbers of common pipistrelles were recorded commuting through the site and foraging along the tree lines.

The survey work is considered sufficient, along with the 2019 survey work, to confirm the likely absence of a bat roosts within the building. However, due to the high level of bat activity, and the numerous potential roost features present within the building, the potential presence of itinerant bats, cannot be entirely ruled out.

For this reason, reasonable avoidance measures are recommended during works to reduce the risk of harm to bats to negligible.

The proposals provide the opportunity to enhance the site for bats and measures have been included in the Landscape and Ecology Enhancement Plan for the site".

A full copy of the bat survey report is attached. Details of the enhancement proposals are included in the Landscape and Ecology Management Plan referred to in condition 18 – see later. .Document ref no. 1803-CWS-PP-L-PC01 (landscape)

Condition 10 – Badger Survey

A survey for badger activity on the site was undertaken by Verity Webster, Ecology and Protected Species Consultant, on 27th August 2020. The survey concluded the following:

"No setts, or recent activity by badgers were found within the survey site or within adjacent woodland (within 100 metres of the survey site).

No setts will be damaged or obstructed as a result of the works to demolish the existing buildings and construct a new dwelling with associated landscaping.

Precautionary measures during works are recommended to avoid indirect harm to badgers that may cross the site from time to time to forage and disperse.

A full copy of the badger investigation report is attached.

Condition 11 – Internal and External Flooring Ground Levels

I attach drawings prepared by Project 3, Architects, indicating the finished floor levels and the finished external ground levels.

The drawings are referenced:

- GAPLAN-GROUNDFLOOR (1 OF 2) 0552-P3A-XX-00-DR-A-04000 Revision T02
- GAPLAN-GROUNDFLOOR (2 OF 2) 0552-P3A-XX-00-DR-A-04001 Revision T02
- GAPLAN-FIRSTFLOOR (1 OF 1) 0552-P3A-XX-01-DR-A-04010 Revision T02
- GAPLAN-FIRST FLOOR (2 OF2) 0552-P3A-XX-01-DR-A-04011 Revision T02
- 1803-CWS-XX-GF-DR-L-104- Revision PC01 (ground plan)

Condition 14 – Windows and Doors

Full details of the windows and doors are provided by Project 3, Architects. These are referenced as follows:

- 0552-P3A-XX-DR-A-05201-PO2
- 0552-P3A-XX-DR-A-05601-PO1
- 0552-P3A-XX-DR-A-05602-PO1
- 0552-P3A-XX-DR-A-05603-PO1
- 0552-P3A-XX-DR-A-05604-PO1
- 0552-P3A-XX-DR-A-05605-PO1
- 0552-P3A-XX-DR-A-05606-PO1
- 0552-P3A-XX-DR-A-05607-PO1
- 0552-P3A-XX-DR-A-05608-PO2
- 0552-P3A-XX-DR-A-05609-PO1
- 0552-P3A-XX-DR-A-05610-PO2
- 0552-P3A-XX-DR-A-05611-PO1
- 0552-P3A-XX-DR-A-05612-PO2
- 0552-P3A-XX-DR-A-05613-PO2
- 0552-P3A-XX-DR-A-05614-PO1
- 0552-P3A-XX-DR-A-05615-PO1

Condition 18 - Landscape and Ecology Management Plan

A full Landscape and Ecology Management Plan has been prepared by the project design team which comprises Project 3 Architects, Seed Arboriculture, Verity Webster (Ecologist) and CW Studio.

Copies of the relevant documents are attached. They are referenced

1803-CWS-PP-L- PC01 (landscape)
1808-CWS-XX-GF-DR-L-104-PC01 (ground plan)

The landscape objectives are;

- *To provide and maintain an attractive/visually appealing and landscape setting to the new dwelling, particularly where visible from the PROW.*
- *Contribute to the value of the green infrastructure on the site, and help to provide links with the wider Green Belt.*
- *To control invasive and undesirable species and aim to reduce cover of other non-native species.*
- *To maintain and reinforce the landscape and ecology structure of the site.*
- *To enhance the ecology of the site and improve local biodiversity wherever possible.*
- *To maintain health and safety requirements to all areas of the site for both residents and visitors.*

The key management objective is to enhance and maintain the existing landscape and ecology structure in perpetuity. This will be achieved through the implementation of the management plan for the site.

A masterplan showing the design concept and the layout of the site is included in section 05

From a planning point of view, the site can be divided into two main areas – the formal garden area immediately adjacent to the house, and the land outside of this which includes the woodland, the hedgerow and the meadow land.

The main species making up the woodland areas are identified. Pedunculate Oak (80%) dominate, with sycamore and common ash and some silver birch trees. The understory is relatively open with dense areas of common holly and occasional elder and hawthorn.

The existing woodland and hedgerow will be reinforced with additional planting as set out in the Plan. It is intended to create a wild flower meadow on the more open pars of the site which will not only be attractive to look at but will provide a habitat for a wide range of species. Native wildflowers will dominate

A range of bat and bird boxes will be provided within the trees. A mixture of 22 bat boxes that will attract different species of bats and a mixed range of 15 bird boxes will be installed.

The new paths and steps that will be an integral part of the landscaping with particular reference to the appropriateness of these within the woodland area. Porous surfaces will allow sustainable drainage.

The garden is treated as a more formal space. This will be edged with fruit trees leading into a small orchard. The upper part of the garden will be terraced and have raised beds with

ornamental plants, with the emphasis on those that will attract bees, butterflies and birds. The range of plant species are listed.

Sections 13 to 19 cover a schedule of operations, the maintenance conditions, tree management, woodland management, hedgerow management, meadow management and planting management,

Section 20 describes in some detail how the Himalayan Balsam will be dealt with as part of the ground management of the site both during the construction period and over the longer-term where careful management is intended to eradicate the specie.

Further information

It is hoped that the above information will enable the conditions to be discharged. However, please do not hesitate to contact me if you require any further information or clarification at any stage. Needless to say, we are anxious to progress work on site as soon as possible, and an early decision on the application would be very welcome.

Chorlton Planning Ltd
October 2020