



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS RELATING TO 17/00886/FUL**

**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**

Schedule of Conditions

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr A. Spencer

A:2096

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Background

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.

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

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.

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



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

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



Redland concrete tile

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



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.

A Coal Mining Risk Investigation has been carried out by Demeter Environmental Ltd and is submitted to the Council for consideration 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.

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.

Following percolation testing on site and a CCTV survey of the existing drainage system soakage calculations were prepared and plans showing the proposed drainage arrangements prepared. All of the information has been submitted for consideration as part of this application.