

Proposal: Construction of three detached dwellings with garages including associated access and landscaping
Location: Ramsden Farm , Roundthorn Road, Middleton, M24 1FT

Extracted planning conditions :

1.
- The development must be begun not later than three years beginning with the date of this permission.
2.
- This permission relates to the following plans and documents:
Location Plan
Received 3rd December 2024
Drawing No: 6383_24_1 Rev A - Topographical Survey
Drawing No: 6383_24_2 Rev A - Site Plans
Drawing No: 6383_24_3 Rev A - Site Sections
Drawing No: 6383_24_4 Rev A- House Types
Drawing No: 7515.02 Rev C - Landscape Proposal
Received 10th January 2025
and the development shall be carried out in accordance with the approved drawings
3.
- Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4.
- No development shall take place (including any demolition) until a Construction Management Plan (CMP), has been submitted to, and approved in writing by the Local Planning Authority.
5.
- No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1400hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.
6.
- No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls, particularly to the rear boundary of the proposed dwellings to separate the landscape buffer, have been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be erected in accordance with the approved details and thereafter retained.
7.
- No development shall commence until an external lighting plan, if applicable, has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.
8.
- The formal link from Ramsden Farm Road to the footpath within the site as shown on Drawing No: 6383_24_2A - Site Plans shall be implemented in full accordance with the approved plans. The route shall be kept open at all times and shall not be obstructed or locked. The footpath hereby approved shall be retained and maintained for the public to use at all times thereafter.
9.
- Prior to first occupation, detailed drainage design and supporting calculations shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include either construction design or as built details are submitted.
10.
- No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting.
11.
- Prior to any vegetation clearance, earth works or machinery on the site, a precautionary working measures method statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the agreed details.
12.
- No development shall commence (including any earthworks or vegetation clearance) until a survey for Himalayan balsam has been carried out and the findings submitted to, and approved in writing by, the Local Planning Authority. If Himalayan balsam is present, a method statement detailing control measures shall be submitted to, and approved in writing by, the Local Planning Authority, prior to any earthworks or vegetation clearance. The agreed method statement shall be adhered to and implemented in full.
13.
- Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees (native) and shrubs as well as details of both temporary and permanent root protective surfaces if applicable.
14.
- No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, bird nesting opportunities, mammal gaps, bat bricks and bat boxes to be integrated to the fabric of the dwellings and elsewhere within the site hereby approved has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.
15.
- The Biodiversity Gain Plan shall be prepared in accordance with the Assessment of Biodiversity Net Gain, Version 3, dated January 2025 and prepared by ERAP Ltd Consultant Ecologists.
16.
- The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan.
17.
- Driveway parking to be completed prior to first occupation.
18.
- 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 approved in writing by the Local Planning Authority.
19.
- Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

1.
- Preliminary site clearance started week commencing 17th November
2.
- Work to approved drawings.

3.

External materials
Refer to House Types: 6383_CD_3
All external elevations in Wienerberger Jasmine Blend clay brick, with roofs in dark grey interlocking concrete tiles. Black upvc external frames, fascias and rainwater goods. All to match the existing properties across the road at 1-4 Ramsden Farm. Note: No render.

4.

Construction Management Plan
Refer to dwg: 6383_CD 4 and Report from TEC Services (NW) Ltd

5.
- Working hours.

6.

Boundary Treatments
Refer to dwg: 6383_5_CD 2

7.
- Lighting Plan: No proposed lighting.

8.
- Footpath to be maintained at all times in accordance with approved plans.

9.

Detailed Drainage Design
Refer to Build Vision FRA & Drainage Strategy 1269/2/SJG

10.
- No clearance required.

11.

PWMMS Mammals & Amphibians
Refer to Erap Ecological Survey & Assessment Report 2024-242 (Section 5.3 p. 21)

12.

Himalayan Balsam
Refer to Erap Ecological Survey & Assessment Report 2024-242 (Section 3.2.18 p. 15)

13.

Landscaping Plan
Refer to Trevor Bridge & Associates Landscape Proposal 7515.02

14.

Bio-diversity Enhancement
Refer to Erap Ecological Survey & Assessment Report 2024-242 (Section 5.2.6 p. 20-21)

15.

Bio-diversity Gain Plan
Refer to Erap Ecological Survey & Assessment Report 2024-242 V3

16.

Habitat Management Monitoring Plan
Refer to Erap Ecological Survey & Assessment Report 2024-242 (Section 5.2 p. 18)
Trevor Bridge & Associates Landscape Proposal 7515.02

17.
- Driveway parking to be completed prior to first occupation.

18.

Phase 2 Site Investigation
Refer to Worms Eye SI Roundthorn Road/M24 1FT/2018 (updated 2020)

19.
- Permitted Development Constraints

Conditions with border outline have associated documents as referenced.

PROPOSED PLOTS 5,6,7

EXISTING HOUSES 1,2,3,4



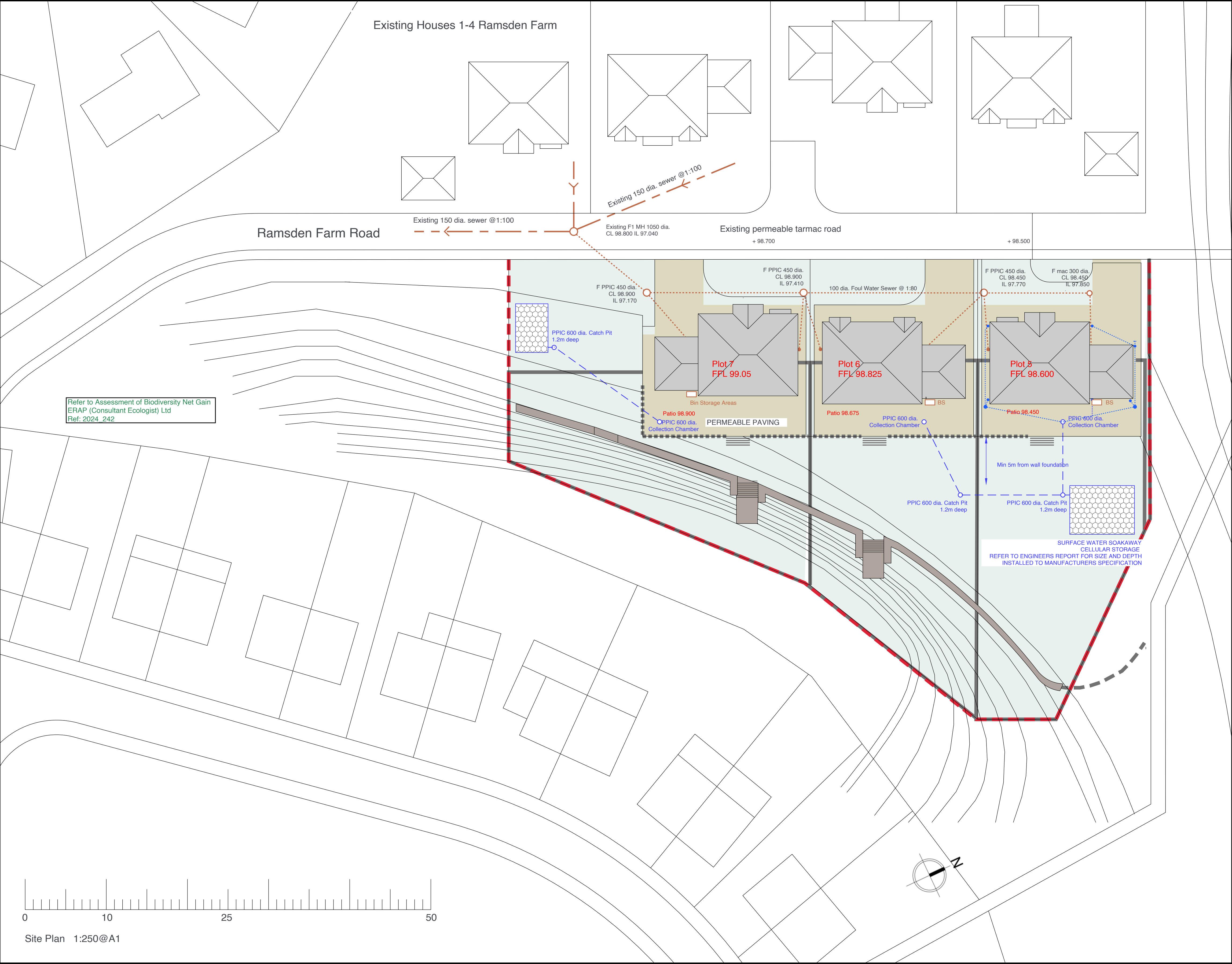
VIEW SOUTH SHOWING EXISTING AND PROPOSED HOUSES



VIEW TO THE REAR ACROSS PLOT 5 PATIO



VIEW TO THE REAR ACROSS PLOT 5 PATIO TO GABION BASKET RETAINING WALL



DRAINAGE: FOUL WATER SYSTEM TO DISCHARGE INTO THE EXISTING SEWER IN RAMSDEN FARM ROAD
SURFACE WATER TO DISCHARGE TO NEW SOAKAWAYS.

ALL INVERTS AND DIMENSIONS MUST BE CHECKED ON SITE

ALL DRAINAGE INSTALLED IN ACCORDANCE WITH REGULATIONS AND TO MATCH THE EXISTING PHASE 1 DRAINAGE TO PLOTS 1-4

SOFT LANDSCAPING TO LANDSCAPE ARCHITECTS PLAN

GABION BASKET RETAINING WALLS

PERMEABLE PAVING: MARSHALLS TEGULA PRIORA

Refer to Landscape Design
Trevor Bridge Associates Ltd
Ref: 7515.01/02A

Refer to Arboricultural Impact Assessment
Bowland Tree Consultancy Ltd
Ref: BTC3007

Refer to Assessment of Biodiversity Net Gain
ERAP (Consultant Ecologist) Ltd
Ref: 2024_242 & V3

RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

SOAKAWAY USING CRATES
Trench of soakaway to be provided slightly larger than designed depth after porosity test (if required), but a minimum of just over 1 cubic metres from invert level of pipe. Line the trench with suitable geotextile and provide a compacted bed of coarse sand to base. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material. Paved areas to be suitably drained free from storm water.

REFER TO CONSULTANTS DRAINAGE STRATEGY

Refer to Build Vision FRA & Drainage
Strategy 1269/2/SJG

Refer to Worms Eye Sl Roundthorn Road/M24
1FT/2018 (updated 2020)



1M high gabion basket retaining walls



Patio and garden walls in facing bricks with stone copings to match the houses.



1.8m high close boarded timber fence to match the existing boundary fences to Plots 1-4

Shown here with Marshalls Tegula Paving

PLOT 5 & 7 (Handed)



Front Elevation



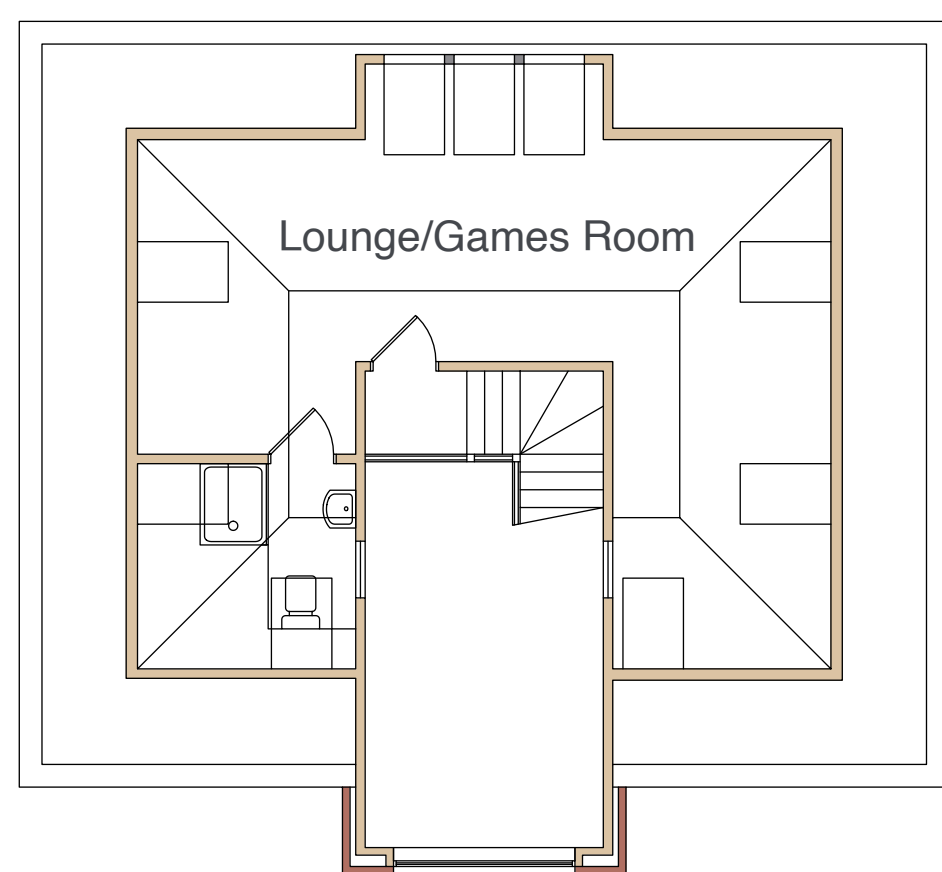
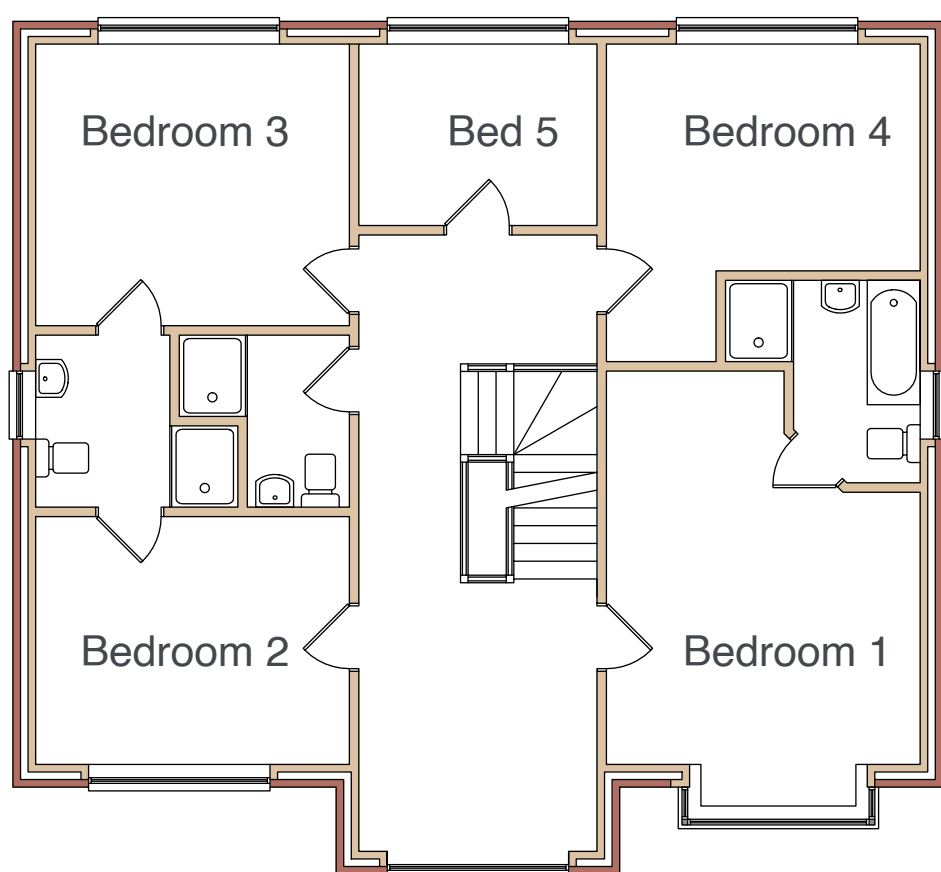
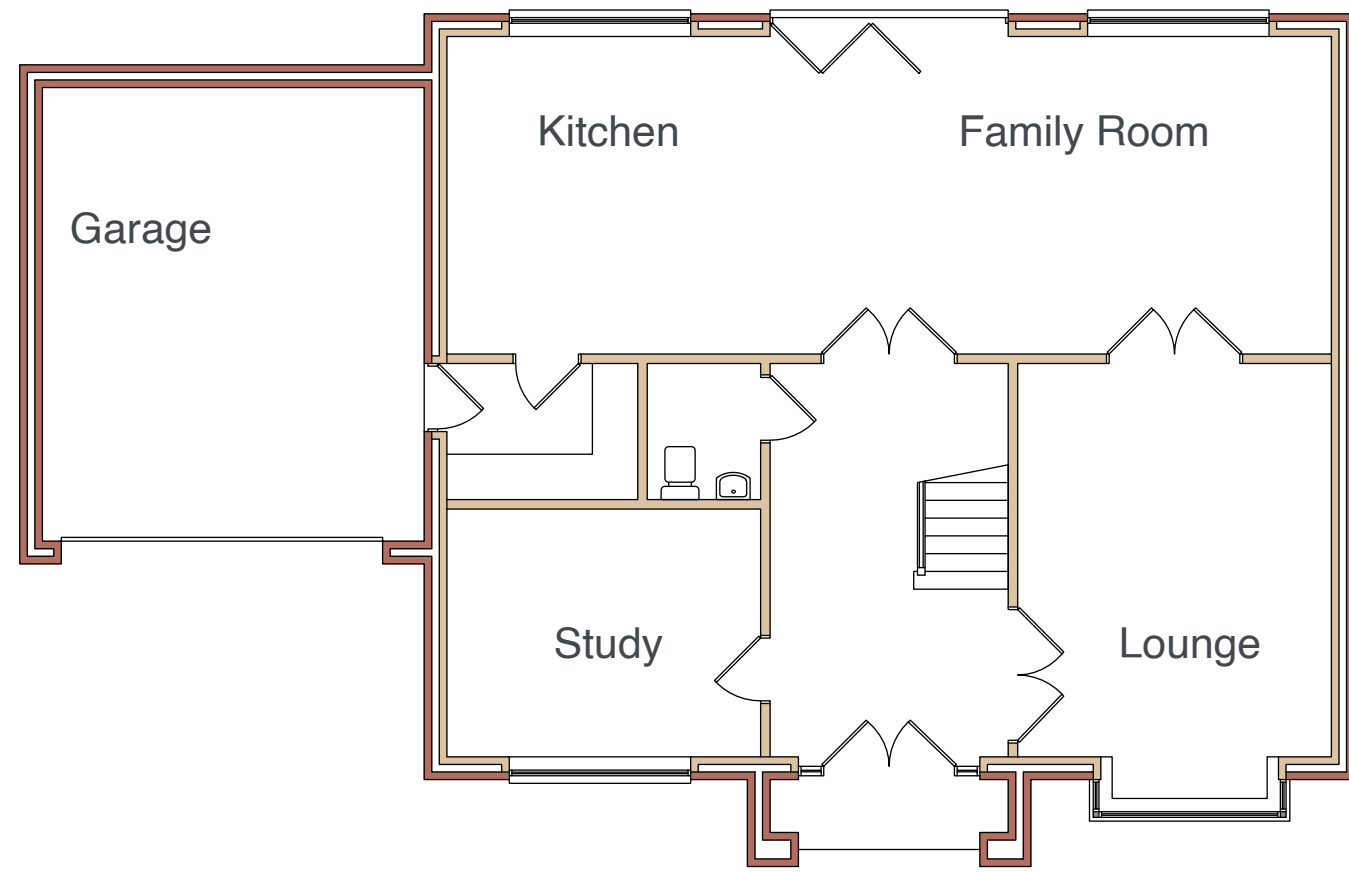
Side Elevation



Rear Elevation



Side Elevation



EXTERNAL MATERIALS & FINISHES

All external elevations in Wienerberger Jasmine Blend clay brick, with roofs in dark grey interlocking concrete tiles. Black upvc external frames, fascias and rainwater goods.

All to match the existing properties across the road at 1-4 Ramsden Farm. Note: No render.

PLOT 6



Front Elevation



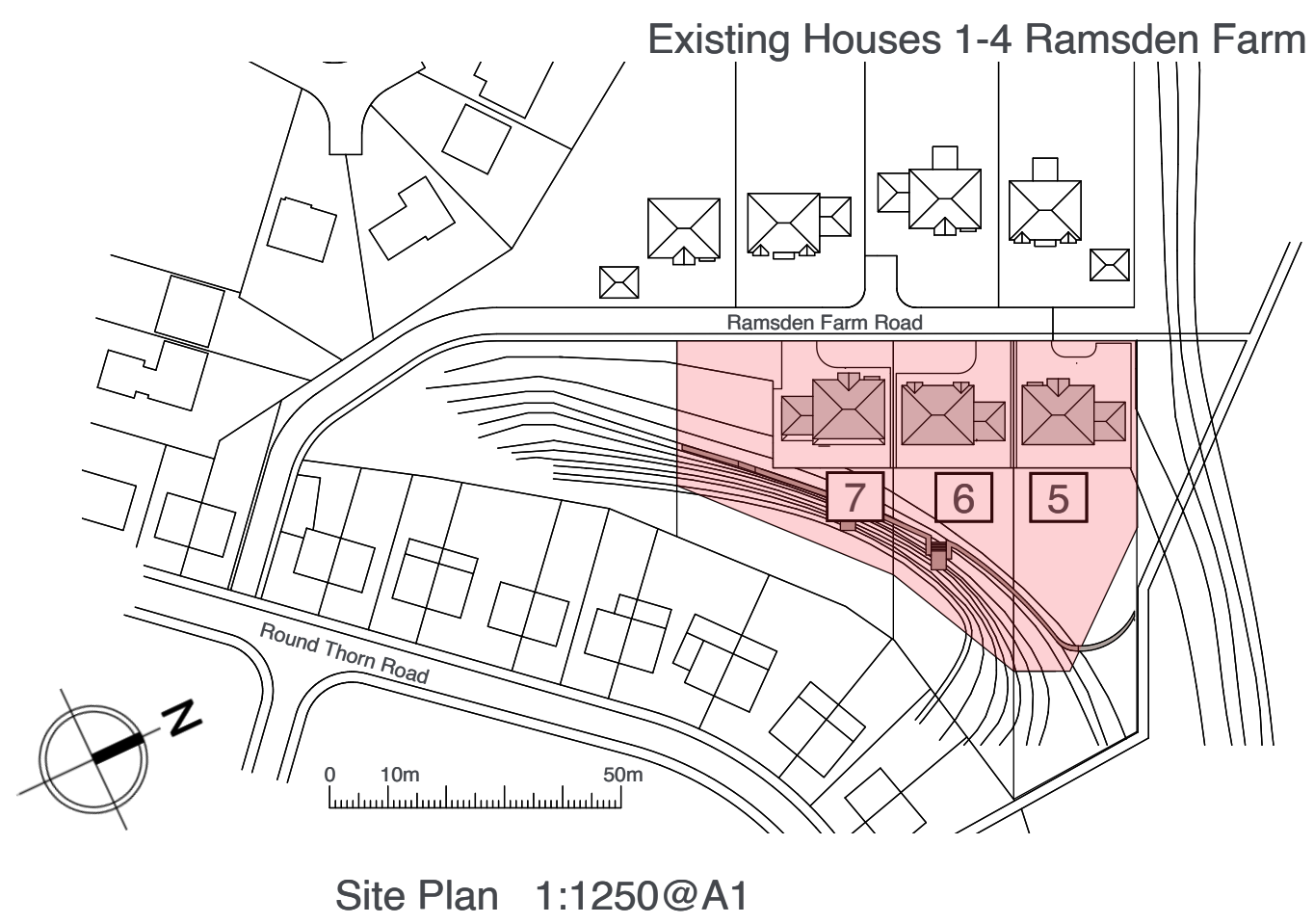
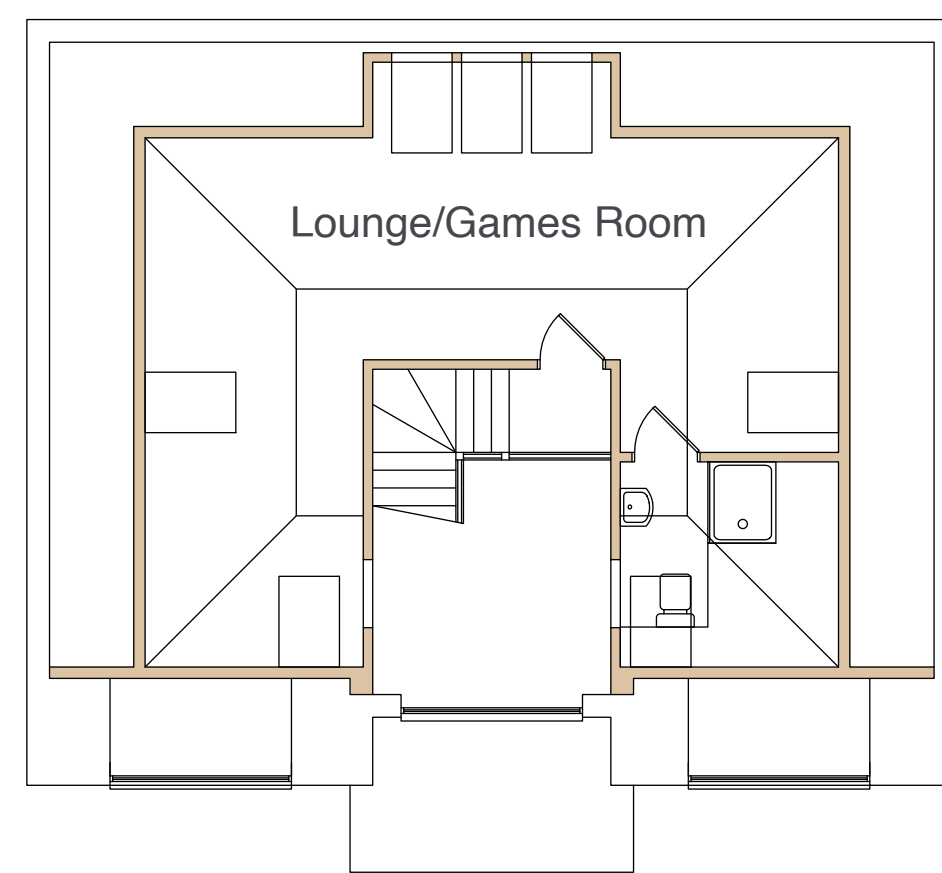
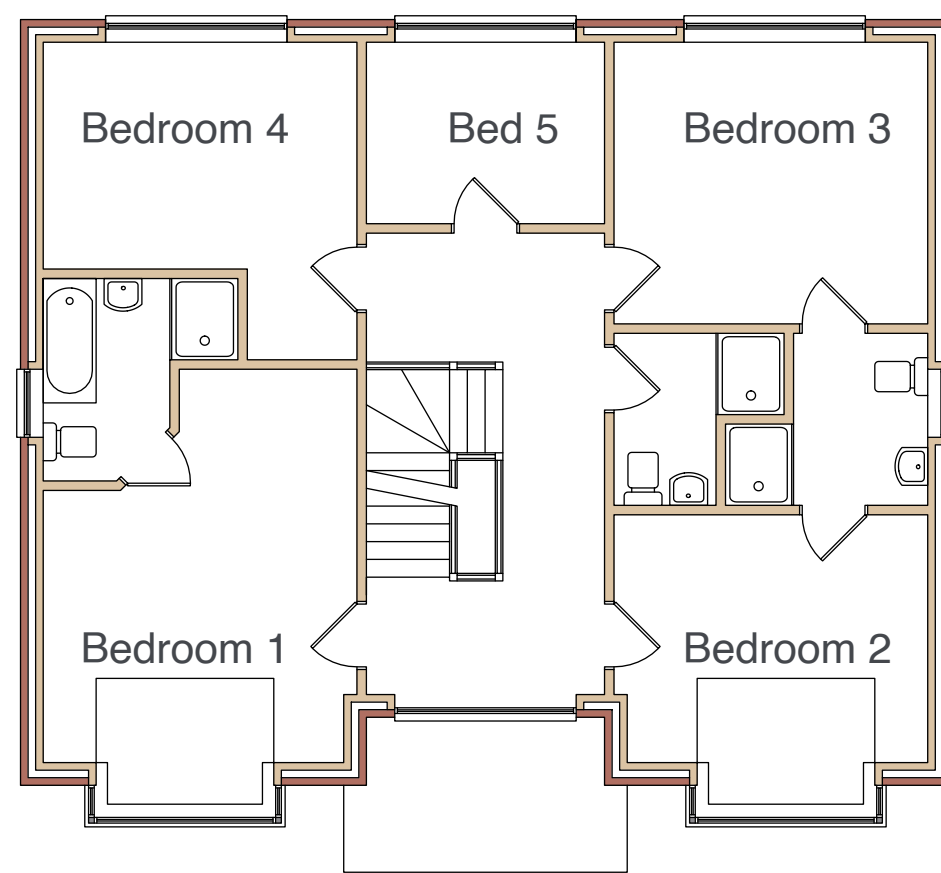
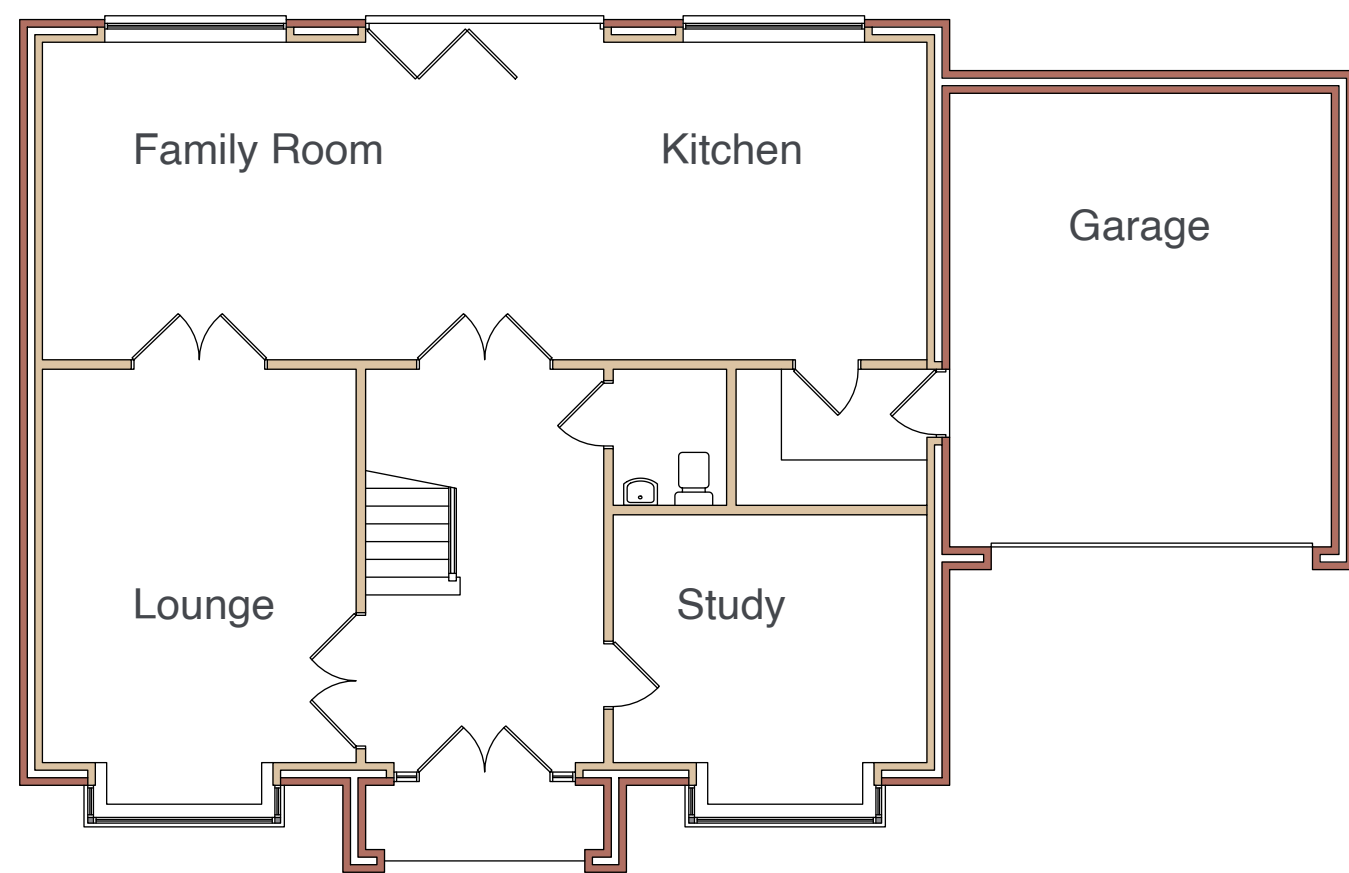
Side Elevation



Rear Elevation



Side Elevation



Site Plan 1:1250@A1

