

Lane Foot Farm - Application to discharge conditions 3, 4, 5 and 7. (Application ref 22/01152/FULL)
Covering letter, narrative and specification note.

Preliminary

I have requested a pre-application meeting to iron out minor issues - the Planning Dept has not responded to those requests.

In order to move the matter on, the application therefore includes options in respect of surface water drainage from the roof of the building (condition 5) and bat enhancement measures (condition 7). Either of the proposed options are acceptable to the applicant.

Condition 3 Landscaping

3 Prior to first occupation of the dwelling hereby approved, full details of hard and soft landscaping and any fences, gates and similar elements to be implemented at the approved dwelling, shall be submitted to and approved in writing by the Local Planning Authority. All approved landscaping details shall be implemented in full before the end of the first planting season following first occupation of the dwelling. The approved boundary details and gates shall be implemented prior to first occupation.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

The applicant takes the view that discharging the condition at this stage will be more efficient.

The Council required the provision of 2 No car parking spaces and has also observed that the curtilage is small, albeit enjoying the benefits of its setting i.e. open land (paddock) to the north and woodland/stream valley to the south.

. The applicant proposes to comply with parking, access and surface water drainage requirements by excavation of the currently free draining unsurfaced yard area and relaying it with a layer of Terram (or similar geo-textile) capped with 350mm of rolled and compacted MOT 1 sandstone. The resulting area will be porous and have a void level of approximately 15% allowing for the storage of surface water and gradual percolation to strata below.

There are no proposals for additional planting within the site edged red (no space), nor are there proposals to alter or extend existing fences or gates. Plan 1 confirms the above arrangements.

Condition 4. Fenestration.

4 Prior to first occupation of the dwelling hereby approved, full details of all windows and doors, including detailed drawings, materials and finishes, to be used in the approved conversion shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The Council has required approval of windows/doors etc prior to occupation. The applicant takes the view that reaching agreement prior to installation would be more sensible.

The property is not in a Conservation area, not listed, not positioned in such a manner that an architectural "harmony" can be established with the adjacent dwelling and the fenestration can only be seen by the limited number of persons passing the access gate. In view of the above and the lack of guidance from the Council the applicant has selected fenestration in the form of glazed french doors to all openings from the Chatsworth range by Timber Windows of Knutsford to be finished in cream with chrome handles. A copy of the Timber Windows quote with illustrations of the doors is attached as Appendix 1.

Condition 5 Foul and surface water drainage

5 No development shall commence until a foul & surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

- (i) Details of the required 'packaged sewage treatment plant' on a dimensioned plan drawing, with separation distances, from dwellings according to those specified in Building Regulations Part H.***
- (ii) Details of the surface water drainage for roof and any hard-standing.***
- (iii) Construction details for permeable paving of the driveway, if this forms part of the proposed dwelling's sustainable drainage system. Otherwise soakaway details for the driveway shall be provided.***

The duly approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

1. **Foul Drainage.** The foul drainage scheme is illustrated on Plan 2. At the heart of the system is the Marsh Ensign Ultra 6 person packaged sewage treatment plant served by subsurface pipework laid to north of the building at a fall of 1 in 40. Discharge of treated liquids will be directed to Ealees Brook. All land required for installation is owned by the applicant.

The servicing pipework will be 110mm plastic with a gulley and trap serving the kitchen and an exterior soil and vent pipe (with rodding access) serving the bathroom. The 90 degree bend required at the northwest corner of the building will be facilitated by the construction of an inspection chamber.

The proposed packaged treatment plant will be installed to meet and exceed Part H requirements and manufacturer's specification in relation to minimum distances , viz

7 metres between plant and dwelling

4 metres between plant and road

3 metres between plant and property boundary

11 metres between plant and watercourse.

The proposed site has also been selected to provide vehicle access for installation and maintenance.

The treatment plant is installed below ground and will have no visual impact on the site - an illustration is provided below. Full details of the Marsh Ensign Ultra 6 can be found on-line at

<https://marshindustries.co.uk/products/ensign-sewage-treatment-plants>



2. **Surface Water Drainage - car parking /servicing area at the front of the building.**

This free-draining area is currently unsurfaced and is a mixture of earth, rubble and stable waste. The area will be excavated and reconstructed using a layer of 350mm of rolled and compressed MOT1 sandstone over a layer of Terram or similar geotextile.

The reconstructed servicing and parking area will be porous with a void ratio of approximately 15% offering ample rainwater storage and gradual percolation to underlying strata. No additional soakaway is proposed for this area.

3 Surface Water drainage - roof.

There are 2 options for surface water drainage from the roof. The applicant is happy to go with the Council's preference.

Option 1 Soakaway.

The rainwater loading derived from the 80 sq. m. roof area will be directed to a soakaway to be constructed to the north of the south-west corner of the building. (illustrated on drainage layout plan 3). The proposed soakaway will provide 2 cubic metres of capacity which exceeds the recommended provision of 1.6 cm and takes into account the micro-climate of the Ealees valley, average local rainfall (1200mm) and future proofing.

The soakaway will be constructed as a pit approximately 2.5 m long, 1.2 m wide and 1m deep. The pit will accommodate 8 geotextile -wrapped Brett Martin storm crates (length 1.2m, width 600mm, depth 347mm) and backfilled with approximately 300mm of replaced topsoil.

The BM storm crate is illustrated and described below.



Soakaway Crates

StormCrate55 modular cellular soakaway crates are used in storm water retention, attenuation and infiltration applications. The soakaway crates are designed to be easily stacked together to create a below ground storm water holding tank or to allow the infiltration of storm water into the ground around them. The void created by the crates can then fill up with storm water during heavy rainfall conditions. The collected storm water then drains away slowly into the drainage system when the crate is used for attenuation, or, soaks away slowly into ground water table when the crate is used for infiltration.

Applications

- StormCrate55 soakaway crates provide a highly effective means of managing storm water, contributing to reducing the risk of flooding.
- Rainwater Infiltration: StormCrate55 can be wrapped in a geotextile which allows stored water to slowly seep into the surrounding ground and back into the water table.
- Rainwater Attenuation: another common practice is to surround StormCrate55 with an impermeable geomembrane to create a sealed underground tank. The outlet from this tank is then controlled to facilitate a slow release of the stored water back into the drainage system over a longer period.

Properties

- Load bearing strength of 562kN per m²
- Designed for trafficked and un-trafficked areas
- 95% void ratio
- Integrated inlet and outlet
- 4 StormCrates per 1m³
- 100% recyclable

Option 2 - direct discharge.

Under option 2 the surface water loading from the roof passes to a junction with the discharge pipe from the packaged sewage treatment plant and is thereby discharged directly to Ealees brook.

Condition 7 Bat enhancement measures

7 Prior to the first occupation of the converted dwelling, details of enhancement measures for bats, in addition to those recommending in the submitted bat report shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation.

Reason: In order to secure an enhancement to protected species in line with Rochdale Core Strategy G7.

Again the LPA requires that this condition be met prior to first occupation and the applicant feels it would be more efficient to reach agreement at this stage.

The LPA has not indicated the nature of the bat enhancement measures that are required, but the usual measures are the installation of bat boxes of a specification recommended by the Bat Conservancy Council eg the Greenwood Ecostryrene range. link -[Wildlife Boxes | Greenwood's Ecohabitats](#)

The applicant is quite happy to install bat boxes but questions whether such action will be of significant benefit given that the bat survey indicated that there are already numerous potential roosts in the vicinity of the site.

As a possible alternative to provision on site, the applicant suggests that the condition can be met by the purchase of 2 bat boxes and their installation by the Council's Countryside Service at a location (or locations) where potential roosting sites are more limited. (The Countryside Service has been contacted, would welcome the donation of boxes and have already identified suitable site(s) ref.

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As noted, pre-application discussion has not been possible. The applicant is wholly happy to discuss any and all of the proposals and provide/revise detail as required. ,