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Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00843/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (CMP), 5 (drainage), 6 (materials), 7 (windows, doors and reveals), 8 (pipework), 9 (landscaping), 11 (refuse recycling store) and 12 (boundary treatment) on planning permission 22/01108/FUL
Location:	Land of former 806-810 Manchester Road, Castleton, OL11 3AW

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 4 *No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:*

- a. the parking of vehicles of site operatives and visitors;*
- b. loading and unloading of plant and materials;*
- c. storage of plant and materials used in constructing the development;*
- d. the erection and maintenance of security hoarding;*
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;*
- f. method statement for the removal and long term management of invasive species from the site.*

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

The submitted document titled *Construction Method Statement - Revised 7-9-23- to include details (7.5) to address planning condition 4(f)* is acceptable and satisfies the requirements of condition 4.

- 5 *No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.*

The submitted drainage details as indicated on the drawing titled 'dwg-tjba-jamil-806-810 Manchester rd-130623' and dated July 2023 are acceptable and are approved.

- 6 *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 building(s) 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. Development shall be carried out in accordance with the approved details.*

The submitted external facing materials indicated in the materials schedule titled 'Proposed materials to be used on residential development at former 806-810 Manchester Road, Castleton, planning ref; 22/01108/FUL' are acceptable.

For the avoidance of doubt, the approved materials are:

- Cinero SS02F First Quality Natural Brazilian Slate roofing tile in graphite – 500x250 mm
- Wienerberger New Red Multi Gilt brick
- Dormer windows – standing seal aluminium cladding
- All other materials as indicated in the materials schedule

- 7 *Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors (including 'dummy' doors), roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.*

The submitted windows, doors and rooflight design details as indicated on the following documents are acceptable:

- A309-02-E Proposed elevations
- Materials schedule titled 'Proposed materials to be used on residential development at former 806-810 Manchester Road, Castleton, planning ref; 22/01108/FUL. – revised 7-11-23'

- 8 *Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.*

The details of gutters, downpipes, ridge and brick vents as indicated in the drawing numbered / titled A309-02-E Proposed elevations and on the materials schedule titled 'Proposed materials to be used on residential development at former 806-810 Manchester Road, Castleton, planning ref; 22/01108/FUL. – revised 7-11-23' are acceptable.

- 9 *a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.*

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

The submitted details of hard and soft landscaping indicated in the drawing numbered/titled A309-01-E 'Proposed building and site plans' are acceptable and approved.

- 11 *No part of the development shall be occupied until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.*

The design details of the refuse/recycling bin store indicated on the drawings numbered/titled A309-01-E Proposed Building and Site Plan and A309-02-E Proposed Elevations are acceptable.

- 12 *Notwithstanding any details submitted as part of the application, 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 have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.*

The design details of retaining walls (facing brick to match the approved building) and railings (600mm galvanised steel railings painted black) indicated on the drawing numbered/titled A309-01-E Proposed building and site plans are acceptable.

No other details of boundaries or screens were submitted. Any other boundary details will require further approval.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services