

PLANNING CONDITIONS:

Refer to previously issued Planning Permission and Certificate of Lawfulness as follows:

Full Planning Permission D49154 (erection 3 dwellings) granted 22 June 2007  
Certificate of Lawfulness: 23/00198/CPE granted 12 April 2023 (in relation to previously approved D49154)  
Full Planning Permission 23/00605/FUL granted 14 December 2023

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning 14 December 2023  
2 This permission relates to the following plans:-

Location Plan  
Proposed Block Plan - 499-PL07C  
Proposed Floor Plans - 499-PL05E  
Proposed Elevations - 499-PL06D

- 3 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i) Diagram of the foul and surface water drains, which should be separate until the final manhole, in accordance with Building Control Part H Drainage requirements.

- (ii) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

4 Prior to first occupation of the dwelling hereby permitted, full details of the hard and soft landscaping scheme including boundary treatments adjacent to the highway, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the dwelling, and thereafter be maintained as such.

SUDS COMPLIANT SUSTAINABLE DRAINAGE SYSTEM PROPOSED FOR GROUND SURFACE WATER UNDER BC PART H DRAINAGE:

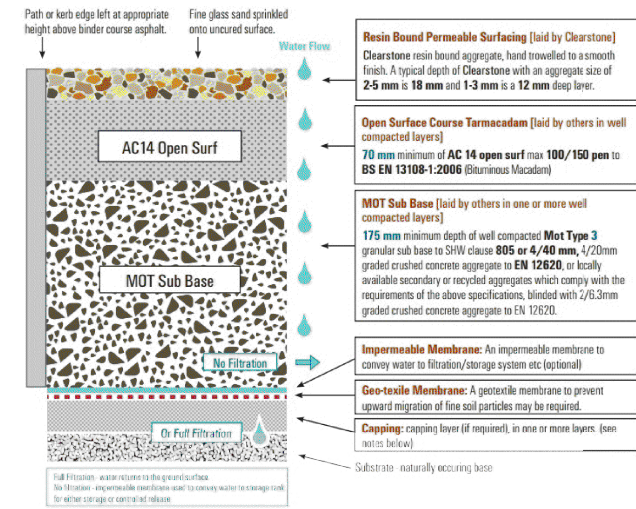
Resin Bound Permeable Surfacing laid by Clearstone Paving or similar <https://www.clearstonepaving.co.uk/>  
Resin bound aggregate, hand trowelled to a smooth finish. A typical depth with an aggregate size of 2-5 mm is 18 mm and 1-3 mm is a 12 mm deep layer

Open Surface Course Bituminous Macadam [laid by others in well compacted layers] 70 mm minimum of AC 14 open surf max 100/150 pen to BS EN 13108-1:2006

MOT Sub Base [laid by others in one or more well compacted layers] 175 mm minimum depth of well compacted Mot Type 3 granular sub base to SHW clause 805 or 4/40 mm, 4/20mm graded crushed concrete aggregate to EN 12620, or locally available secondary or recycled aggregates which comply with the requirements of the above specifications, blinded with 2/6.3mm graded crushed concrete aggregate to EN 12620

Geo-textile Membrane: A geotextile membrane to prevent upward migration of fine soil particles may be required onto free-draining naturally occurring base substrate.

Permeable Private Driveway - suitable for medium vehicle use & SuDS compliant



# EXTERNAL WORKS / HARD LANDSCAPE

Refer to all Detailed Plans & Sections, Building Regulation Notes, Structural Engineer Drawing

11276-S-GA-XX-XX-1000-P01 & calculations and all approved planning drawings (Ref: 23/00605/FUL)

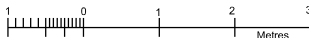
REVISIONS:

Rev A: Resin Bound Drive preference added 24Mar24  
Rev B: Principal Designer BR handover & revised GF slab/drainage 10Jun26  
Rev C: Revised floor to floor / Variation of Condition 19Jun26

PROJECT AND DETAILS:

New Self Build 3-Bed House

scalable in metres



ADDRESS:

Land adjacent 15 Hillcrest Rd  
Rochdale, OL11 2QE

CLIENT:

L Wells

SCALE: 1:50 @ A1  
1:100 @ A3

DRAWN: IB

DATE: 08Mar24

REVISION A B C

DWG TITLE: External Works

DWG NO: 499-BR312C

ATOLL

art and architecture collaborative

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