

DISCHARGE OF PLANNING CONDITIONS

Application Number: 69015

Erection of 1no. dormer bungalow with altered access along Haslam Brow
Land adjacent to 8 Haslam Brow, Bury, BL9 0TS

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- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
 - 2 This decision relates to the following drawings
Existing SI-00-DR-A-1000, 1001, 1002, 1003, SI-XX-DR-A- 1004, 100,
Proposed SI-XX-DR-A-1012D, 1013B, SI-00-DR-A-1010D, 1011E, 1020C,
B1-XX-DR-A-2000D and 2100A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
 - 3 Details/Samples of the material to be used in the external elevations, boundary walls, fencing and hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

The materials to be used are as follows:
 - Solid concrete blocks which will then be covered on the exterior with white/ivory K Rend on all elevations.
 - The tile will be grey Marley smooth
 - The windows and doors will be anthracite greyAll samples are available to view if required.
 - 5 No development shall commence unless and until:-
 - a. A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - b. Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - c. Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Contaminated land Preliminary Risk Assessment report is Attached

- 7 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
- a. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition works, construction of the development/boundary wall alterations and as a result of any statutory undertakers connections to the new dwellings;
 - b. Access routes for construction traffic from the Key Route Network;
 - c. Site hoardings (if proposed) clear of the adopted highway;
 - d. Hours of operation/material delivery times taking into consideration school start and finish times, confirmation of demolition, delivery and construction vehicle sizes that can be accommodated on the residential estate roads that serve the site and number of vehicle movements;
 - e. A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
 - f. Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - g. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

Construction Traffic Management Plan (CTMP) is attached along with Photographic dilapidation survey of the footways and carriageways

11. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

A landscape report is attached

