

Condition 2 approved plans

Condition 3 materials

Conditions 4 and 5 Ground Conditions

Condition 11 Drainage Strategy

Condition 2:

Proposed Plans Elevations and Block Plans all by R A Fisk and Associates:

- o Front elevation: 3551:06/E
- o Proposed Rear and Gable Elevations: 3351:07/E
- o Proposed Floor Plans: 3551:08/G
- o Proposed Site Plan: 3551:09/G
- o Proposed Streetscene 3551.09

"This decision relates to drawings numbered 3551:06/E, 3351:07/E, 3551:08/G & 3551:09/G and the development shall not be carried out except in accordance with the drawings hereby approved."

Condition 3:

- o Breckland-Multi-Reserve-Brick
- o Edgemere Interlocking Slate Roof Tile _ Marley

"Only the approved materials/bricks shall be used for the construction of the development."

Condition 4 & 5:

- o Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy – LK Group - LKC251059

"The development shall be built in accordance with the recommendations in the LK Group Report LKC251059"

Condition 11:

R A Fisk Plan 3551.16 Site Plan Drainage A1

017900-08 BA,BAx, BB & NB BioDisc Installation Manual - BioDisc BA, BAX, and BB are sewage treatment plants that use a rotating biological contactor (RBC) technology to treat wastewater. These systems are designed for domestic use in homes and small businesses,

removing pollutants from sewage to produce a treated effluent that can be discharged to a watercourse or soakaway system. The location is shown on R A Fisk Plan 3551.16.

- Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT PDE - 26.03.25 Pre-Development Enquiry for Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT UU Reference Number: 07195283
 - DS1146P-06 (BA-BB BAX Biodisc Gravity Sales Drawing) BA BioDisc General Assembly to be used at the site for drainage – shown on R A Fisk Plan 3551.16 Site Plan Drainage A1
 - PDE Guidance - Pre Development Enquiry Guidance -
 - UU Email dated 26 March 2025 from seweradoptions@uuplc.co.uk to robert@rafisk.co.uk REF - 07195283 - Pre-Development - The Gate House, Ainsworth Nursing Home, Bolton with Pre-Development response. "Please note that the nearest public sewer to your site is over 500m away to the south on Knowsley Road which is a 150mm combined sewer. Unfortunately we have no other suitable sewer networks in the area so suspect the current properties on the area are run on septic tanks or similar."
- "The approved drainage scheme shall be implemented prior to first occupation and thereafter maintained."