

DELEGATED REPORT

Report by Helen Pressley	Date of report: 30/06/2025	Ref: 71859/CONDIS
Registration: 28/04/2025	LDFC: 23/05/2025	Expiry Date: 23/06/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (materials) and condition 7 (construction traffic management plan) on planning permission 71263

Location: 4 Butt Hill Road, Prestwich, Manchester, M25 9NJ

Description

Planning permission has been granted for the demolition of the existing dwelling and for the construction of a two storey detached dwelling, with a driveway to the front accessed from Butt Hill Road. A single storey detached garage is also proposed.

Application to discharge condition 3 (materials) and condition 7 (construction traffic management plan) on planning permission 71263

Relevant Planning History

70332 - Demolition of existing conservatory and development of bungalow to provide first floor living accommodation in roof space including raising of ridge height of roof / roof extension; dormer window at side; velux rooflights to both sides and front; single storey infill extension at front; part garage conversion; installation of solar panels and external alterations - Approve with Conditions 14/02/2024

71263 - Demolition of existing bungalow and erection of replacement detached dwelling and garage with new rear patio and external works - Approve with Conditions 10/03/2025
13/0382 - Untidy land - 25/07/2013

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - Amends requested and reviewed. Ok to discharge given the scale of the proposal.

Pre-start Conditions N/A

Development Plan and Policies

Issues and Analysis

Condition 3 (Materials)

Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, 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.

Reason. No material samples have been submitted and are required in the interests of

visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

The following documentation has been submitted in support of this condition discharge:

- Materials schedule (30th June)
- Windows specification sheet (30th June)
- Rainwater product specification sheet x 2 (30th June)
- Soft wood cladding specification sheet (30th June)
- Door specification sheet (30th June)
- Modern concrete interlocking tile details (15th April)
- Render details (15th April)

The following materials are proposed:

- Roof - Marley Duo Modern - Smooth grey
- RWP - Tata Steel ColorCoat PE25 painted galvanised steel - Graphite (RAL 7016)
- Eaves, fascia and soffits - Timber - Graphite (RAL 7016)
- Windows - Rehau Synego windows – graphite grey (white on inside)
- Window cills - RAL 7016
- Steps - RAL 7016
- Doors - Kommerling 76AD - anthracite
- Render - Stoli-K-TDS Render - white
- Cladding - SECA Double Shiplap -Siberian larch

It is considered that the materials proposed are acceptable and would be in accordance with the proposed plans submitted.

Condition 7 (Construction Traffic Management)

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition of the existing dwelling, construction of the development and as a result of any statutory undertakers connections.
2. Access point for demolition/construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
3. Proposed site hoardings (if proposed) clear of the adopted highway.
4. Hours of operation and number of vehicle movements.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this.
8. 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.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being occupied.

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Reason. To maintain the integrity of the adopted highway, mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

The following documentation has been submitted in support of this condition discharge:

- Photographic dilapidation survey (15th April)
- Footpath dilapidation plan (15th April)
- Construction Traffic Management Plan (20th June)
- Site Plan (20th June)

Traffic have been consulted as part of the discharge of this condition and requested amendments to the CTMP and the associated site plan. These amendments have been submitted by the applicant and accepted by the Traffic Section. As such this condition can be discharged.

Recommendation: Approve

Conditions and Reasons:

- 1 The conditions listed below are approved:
Condition 3- Materials
Condition 7 - Construction Traffic Management Plan

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	30/06/2025		