



Development Management
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our Ref: MJ/RG/G315/L001
Date: 21st April 2023

Dear Sir / Madam

HOLLYMOUNT FARM, HOLLYMOUNT LANE, GREENMOUNT, BURY, BL8 4HP
DISCHARGE OF CONDITIONS 3, 5, 8, 10 AND 14 OF PERMISSION REF: 68505

On behalf of J. Buckley Properties, we are pleased to submit this application seeking the discharge of the above conditions that relate to the following development :

“Demolition works and redevelopment for 4 new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works”

Condition 3

This condition requires :

No development shall commence unless and until:-

- *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;*
- *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;*
- *Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.*

To enable discharge of the condition we hereby provide the following information :

- Phase 2 Geo-Environmental Investigation, Risk Assessment & Remediation Strategy (LK Group)



Condition 5

This condition requires :

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 schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*
- (vi) Prior to occupation of the proposed development, the drainage scheme shall be implemented in accordance with the approved details, made available for use to the development and be retained thereafter for the lifetime of the development.*

To enable discharge of the condition we hereby provide the following information :

- Drainage Strategy (RCD)
- Drawing ref : 1189-2203-CIV-DS10 P2 – Drainage Strategy Layout (RCD)

Condition 8

This condition requires :

The development hereby approved shall be carried out in accordance with the submitted landscape plan dwg YD2_HMF_LP001 Revision A.

The soft landscaping scheme including the SuDs pond shall be implemented in accordance with a schedule of implementation which shall be submitted to and approved in writing by the Local Planning Authority prior to any commencement on site.

The landscaping details shall be implemented in accordance with the approved schedule 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.

Each new dwelling should also provide bat/bird boxes, bricks or slates within the build and shall thereafter be maintained.



To enable discharge of Condition 8 we hereby provide the required **Schedule of Implementation**.

Condition 10

This condition requires :

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:

- *Photographic dilapidation survey of Holly Mount Lane (Public Footpath No. 26, Tottington) leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;*
- *Access point(s) for demolition/construction traffic from Holly Mount Lane (Public Footpath No. 26, Tottington) and all temporary works required to facilitate access for ground works/construction vehicles, including the provision (to basecourse level) of the passing places on Holly Mount Lane indicated on the approved plans (incorporating signage in accordance with Traffic Signs Regulations and General Directions 2016);*
- *If proposed, details of site hoarding/gate positions clear of the visibility splays onto Holly Mount Lane (Public Footpath No. 26, Tottington) indicated on the approved plans;*
- *The provision, where necessary, of temporary pedestrian facilities/protection measures;*
- *A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;*
- *Confirmation of hours of operation (taking into consideration school start and finish times), demolition, delivery & construction vehicle sizes that can be accommodated on the Public Right of Way that serves the site and number of vehicle movements;*
- *Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;*
- *Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;*
- *Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way/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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

To enable discharge of Condition 10 we hereby provide the following information :

- Construction Traffic Management Plan (Hawthorn Estates)



- L19 - CTMP Site Plan
- L20 – Hollymount Lane Delapidation Survey
- L21 – Hollymount Lane Delapidation Survey Sheet 1
- L22 - Hollymount Lane Delapidation Survey Sheet 2
- L23 - Hollymount Lane Delapidation Survey Sheet 3
- L24 - Hollymount Lane Delapidation Survey Sheet 4

Condition 14

This condition requires :

Details/Samples of the materials to be used in the external elevations, and details of the surfacing materials for the hardstanding areas 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 shall be used for the construction of the development.

To enable discharge of the condition we hereby provide the following information :

- Materials Schedule (Hawthorn Design Partnership)

We trust that we have provided sufficient information to enable discharge of the above conditions, and we look forward to receiving confirmation of receipt and validation of the application. Please do not hesitate to contact Richard Gee at the above offices if further information is required.

Yours faithfully
for Roman Summer Associates Ltd

Richard Gee
Director