

Supporting Information: Condition discharge and removal

Demolition of existing commercial building and the erection of 2no. 3 bed dwellings and 1no. 1 bed apartment with associated bin and cycle storage

Location: 16 Paradise Street, Ramsbottom, BURY BL0 9BS

Proposal: Full Planning Application, discharge/removal of planning conditions relating to approval dated 7th December 2020

Planning Reference: 66076

Submitted: March 2022

Background

This report should be read in conjunction with submitted documents and samples provided to allow either the discharge or removal of the conditions relating to the above Granted Planning permission.

List of Conditions:

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Condition 2:

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 EN1/1 Visual Amenity.

Applicants Comments:

Samples of materials are available on site, however the following materials are listed with relevant information on the material/product to be used:

Walls – Natural Stone as image:



Roof – Kentdale Blue/Grey slate



Windows – UPVC Heritage windows. Sliding sash type as sample in black.

Doors – Composite door in black as sample

Rainwater Goods – UPVC half round gutters and 60 square downpipes in black UPVC.

Paving slabs for rear outdoor amenity space – Indian Flags

Condition 4

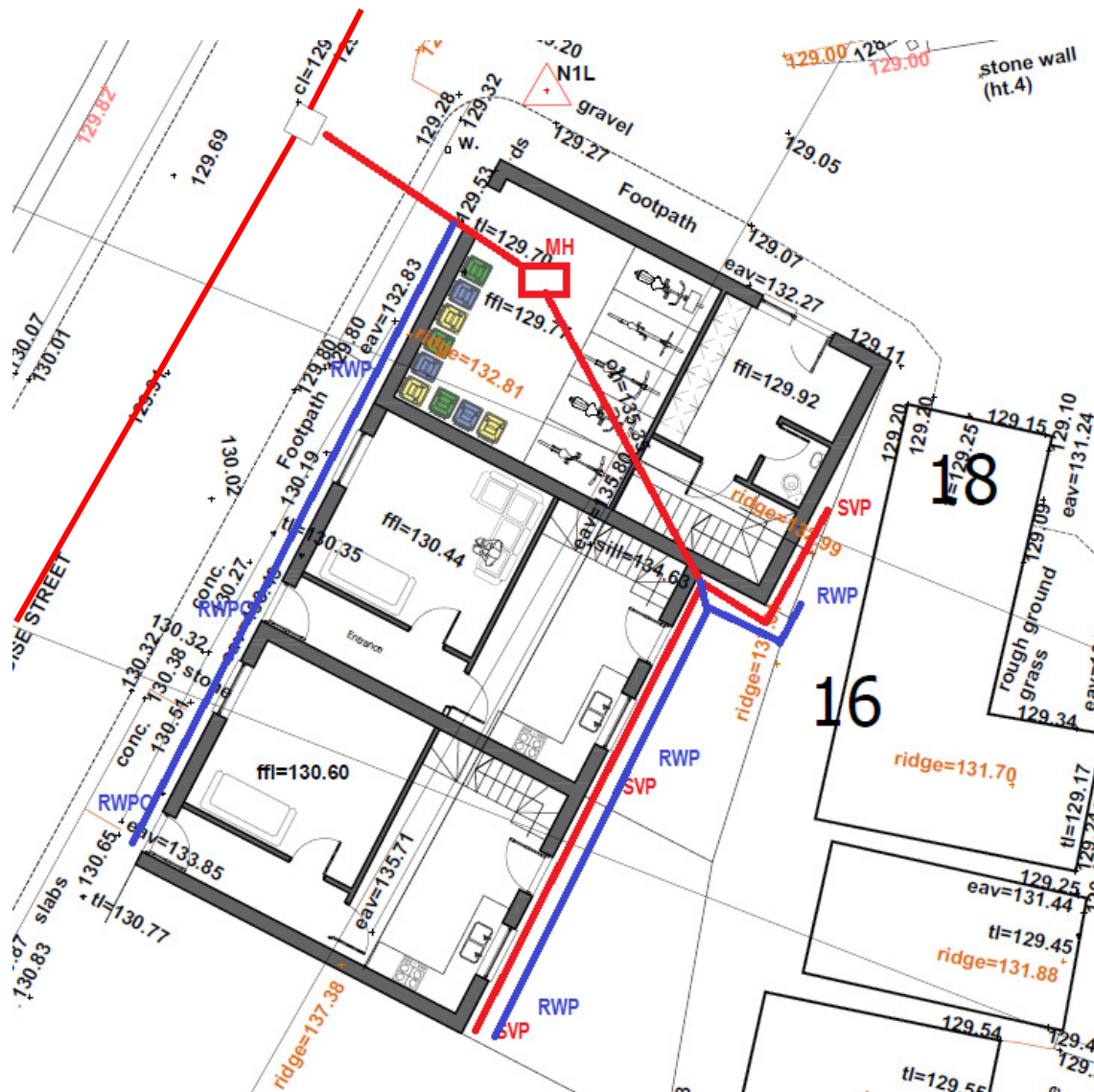
No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

Applicants Comments:

The map submitted and obtained from United Utility Mapping, indicates an existing 300mm dia Combined Sewer running along Paradise Street. The existing commercial building already has a drainage connection into this system, and it is the intension to use the existing connection with a sealed manhole/inspection chamber situated within the Cycle/Bin store.

There would be no area other than a small are of external outdoor space that would involve surface water drainage. All other surface water drainage would discharge into the combined sewer as existing.



Typical Layout of proposed Drainage system

Condition 5

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.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

Applicants Comments:

Refer to submitted Wormseye Geotechnical Phase 1 Report.

This report indicates low levels of potential contaminants, however, does indicate bore hole tests should be conducted.

We would suggest that rather than the applicant expends the fee to undertake the tests, that the following mitigation measures are considered and approved in lieu of testing.

- Provide Proctor Protech GM Gas membrane over the full site installed and certified by a qualified installation contractor.
- Provide PE Barrier Water Pipe for new water supply
- Hard Landscaping top small, raised areas of external space. These spaces will be filled to raise levels with clean hardcore and NO soil will be present to grow any plants for eating. Therefore, the tests for contaminants to avoid ingesting dangerous materials is not applicable. We feel the surveyor has mis-interpreted the external space and the finishes proposed.

Condition 6

Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

Applicants Comments:

Refer to submitted Wormseye Geotechnical Phase 1 Report and notes above.

Verification of Gas membrane installation and PE water pipe to be provided should the LPA accept the mitigation measures put forward in lieu of testing.

Condition 7

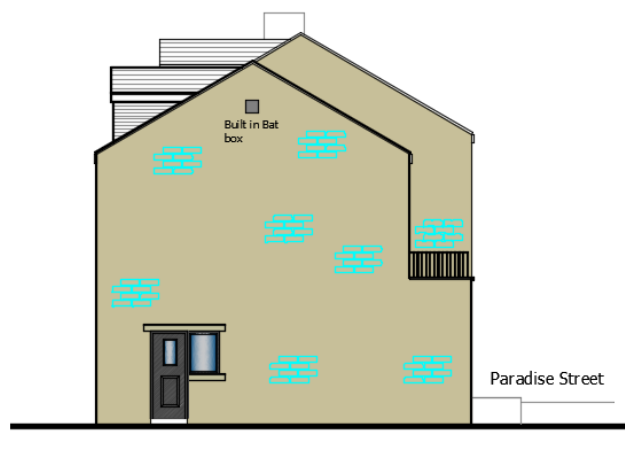
A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented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

Reason. To secure the satisfactory development of the site and in the interests of

visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

Applicants Comments:

There is no soft planting to be undertaken and all the landscaping will be hard landscaping using Indian Stone slabs. The areas of outside amenity space and the raised nature does not allow for any planting to take place and we would query this condition and its content, however provision for a built in bat box can be made to allow for discharging this condition. The Gable elevation indicates its proposed location:



Condition 8

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:

- Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following construction of the development and statutory undertakers connections to the new dwellings;
- Access arrangements for construction traffic from the adopted highway, via Factory Street/Paradise Street including use of appropriately sized vehicles in order to be able to utilise the existing restricted access route;
- Hours of operation and number of vehicle movements;
- Proposals for the provision of parking facilities/arrangements for site operatives in view of a lack of available existing parking facilities in close proximity to the site;
- Storage on site/on land within the applicant's control of demolition/ construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding positions clear of an adequate visibility splay onto Paradise Street from the adjacent unadopted access, including the provision, where necessary, of safe scaffolding arrangements and temporary pedestrian facilities/protection measures on the adopted highway;

- Measures to ensure that all mud and other loose materials are spilled onto or carried on the wheels and chassis of any vehicles leaving the site as part of the proposed demolition works/ground works operations 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.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Applicants Comments

Refer to submitted Construction Traffic Management Plan

Condition 9

Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:

- Full reconstruction of the footway abutting the site to the same width as existing or wider, in materials suitable for use in a Conservation Area to a scope and specification to be agreed with the Highway Authority and Local Planning Authority and all associated accommodation works required to tie the reconstructed footway into adjacent footway levels on Paradise Street and minimise proposed door threshold levels;
- Surface water drainage scheme for the proposed development to ensure that surface water will not be discharged from the site onto, or any part of the scheme will project into, the adjacent adopted highway, including removal of all existing;

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being first occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Applicants Comments:

Refer to submitted drawing for footpath and surface water drainage

It is clear that the existing footpath and highway are in a poor state of repair. It is evident that the highway and footpaths have not been maintained for a large period of time.

The footpaths need to be re-paired in line with Highways Standards, however the junction with the Carriage way needs discussing with Highways to review the repair at the junction of the cobbled stones and as the cobbled carriage way has been patched over time and it would be a consideration as to what the junction should be finished with.

This condition is only relevant where a footpath is being disturbed and the existing was to be re-instated like for like which is not the case here.