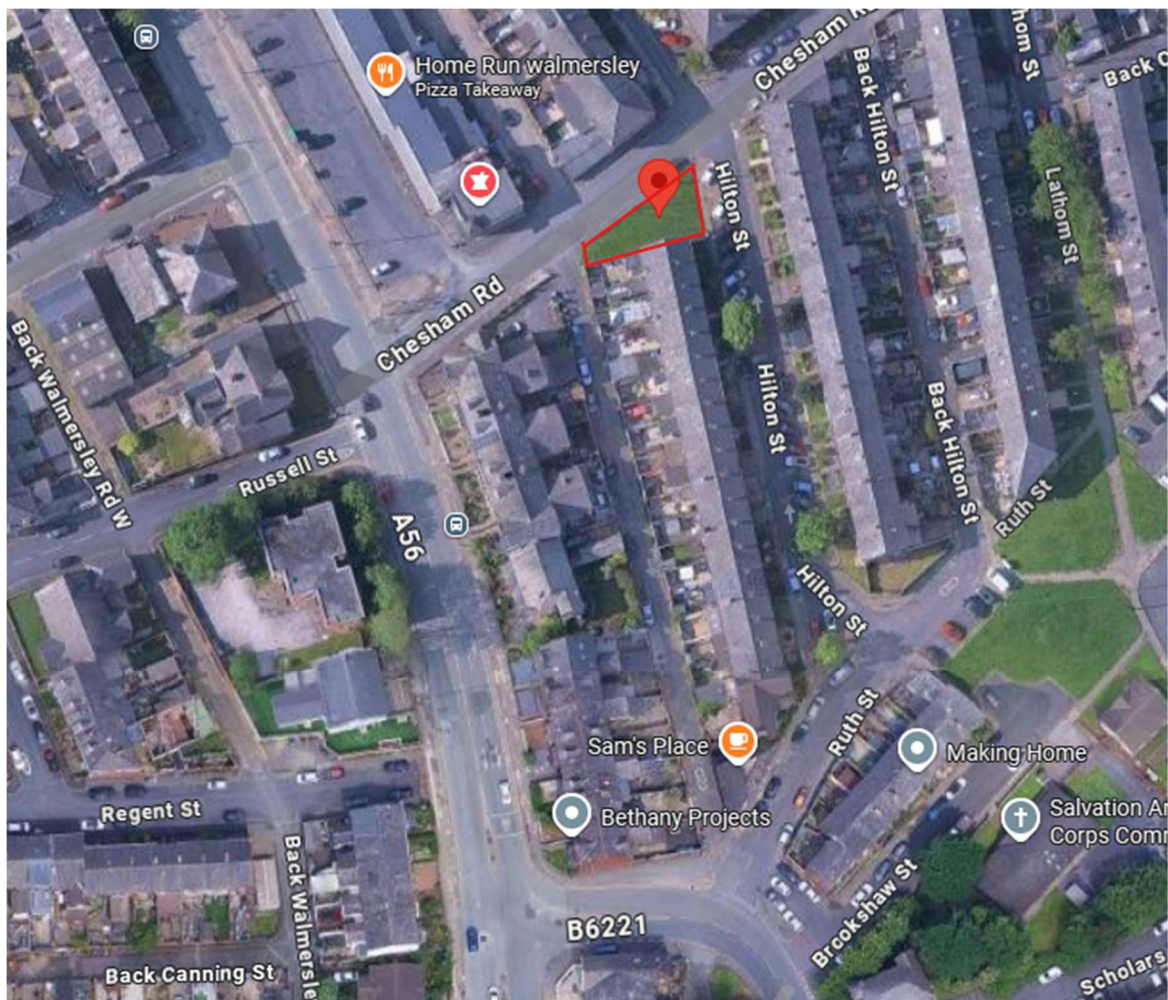


**STATEMENT SUPPORTING APPLICATION TO
DISCHARGE CONDITIONS 3,5,6,7,8,9 to 7**

For

Application Ref: 69459

Site Address: Land adjacent to 35 Hilton Street, Bury, BL9 6LT



Aerial view of existing site

2.0.

1st of Sep, 2025

1.0. Condition no. 3

Details of the materials to be used in the external elevations, and boundaries, 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.

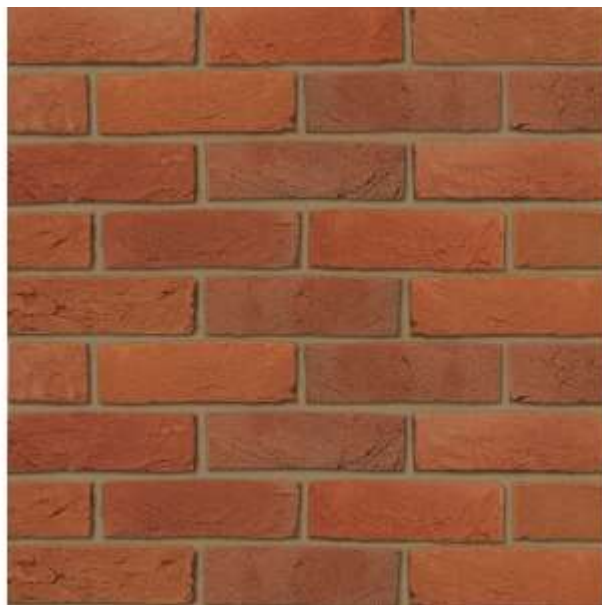
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity

In response to the condition no 3, Details of materials as below,

1.2 Walls,

Main houses Walls and Boundary Walls to be Bricks to match surrounding properties;

Bricks to be Ibstock Brick Swanage Handmade Light Red Multi



Ibstock Brick Swanage Handmade Light Red Multi

Product specification and purchase link;

<https://mkm.com/product/ibstock-swanage-handmade-restoration-red-brick-65-mm-476-pack-b098527>

3.0.

1.3. Main Roof, Roof to be finish with;



ROOF TILES

Passaro SS55S Standard Quality Spanish Natural Slate Roof Tile in Grey - 500mm x 250mm

Product specification and purchase link;

https://www.roofingsuperstore.co.uk/product/passaro-ss55s-mix-standard-quality-spanish-natural-slate-in-grey-500mm-x-250mm.html?ppc_keyword=&gad_source=1&gclid=Cj0KCQjw05i4BhDiARIsAB_2wfAaYaU3bf_j0Wk2BID_I11ACPosZFI5xhBKKzZnhGwryQiGBXcedqoaAhW1EALw_wcB

1.4 Front Gutters,

Front side Gutters to be concrete precast guttering system to match adjoining properties.



Front gutters to be precast guttering system to match adjoining properties, these can be ordered from building yards, building material providers.

4.0.

1.5. Rear Gutters,
uPVC Gutters for rear elevation and drainpipes



FloPlast uPVC Half Round Gutter Black 112mm

1.5. WINDOWS AND DOORS;

uPVC Windows and Doors to be in White with header stones same as below photograph



uPVC double glazed windows & door details submitted with the application as pdf file.

1.6. ROOF WINDOWS;



Single VALUX windows colour to match with roof tiles

5.0.

1.7. Front fence

Front garden fence to be metal fencing system as photograph below, finish with black paint



1.8. Rear Garden wooden gates;



REAR GARDEN WOODEN GATES

Ledged & Braced Arched Top Timber Gate Kit - 990 x 1981mm

6.0.

2.0. Condition no. 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.

Response to condition no 5,

2.1. Please see Phase 1 report prepared by STM environment, attached with this application .

3.0. Condition no. 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.

Response to condition no 6

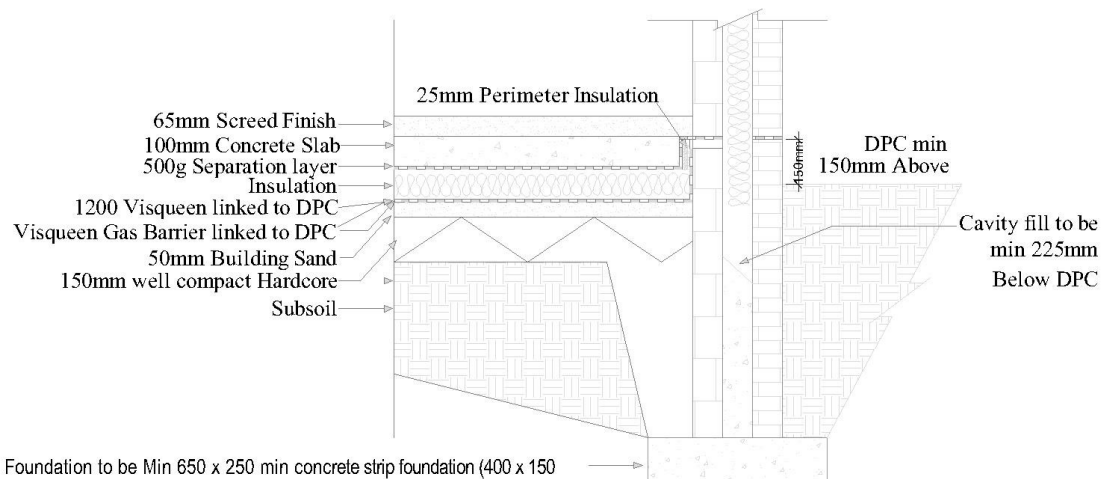
3.1. As a part of recommendation for phase 2 report in regards to potential Coal Mine gases

As a part of phase 2 we have arranged a coal mine report attached with this application in PDF format.

Further to coal mine report we are proposing a Visqueen Gas Barrier membrane throughout the construction of floor and linked to DPC, to avoid any harm to human health. Sectional information as photograph below and attached in PDF format with this application.

7.0.

3.2



Foundation to be Min 650 x 250 min concrete strip foundation (400 x 150 min to internal load bearing walls) - depth as Regulation A1/2 min 1000 below ground level, 300 mm foundation cavity brickwork in commons or similar approved block work with weak mix concrete cavity fill, fill to be min 225 below lowest dpc or mass concrete 600 wide.

Note: Foundations subject to change to suit ground conditions and existing foundation depth.

To be agreed on site with building inspector

Foundation Section Incl. detail of Gas Barrier

4.0. Condition no. 7

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.

Response to condition no 6

4.1. Flood Risk Assessment and Drainage Strategy report has been prepared by Urban Design Solutions, attached with this application in PDF format.

8.0.

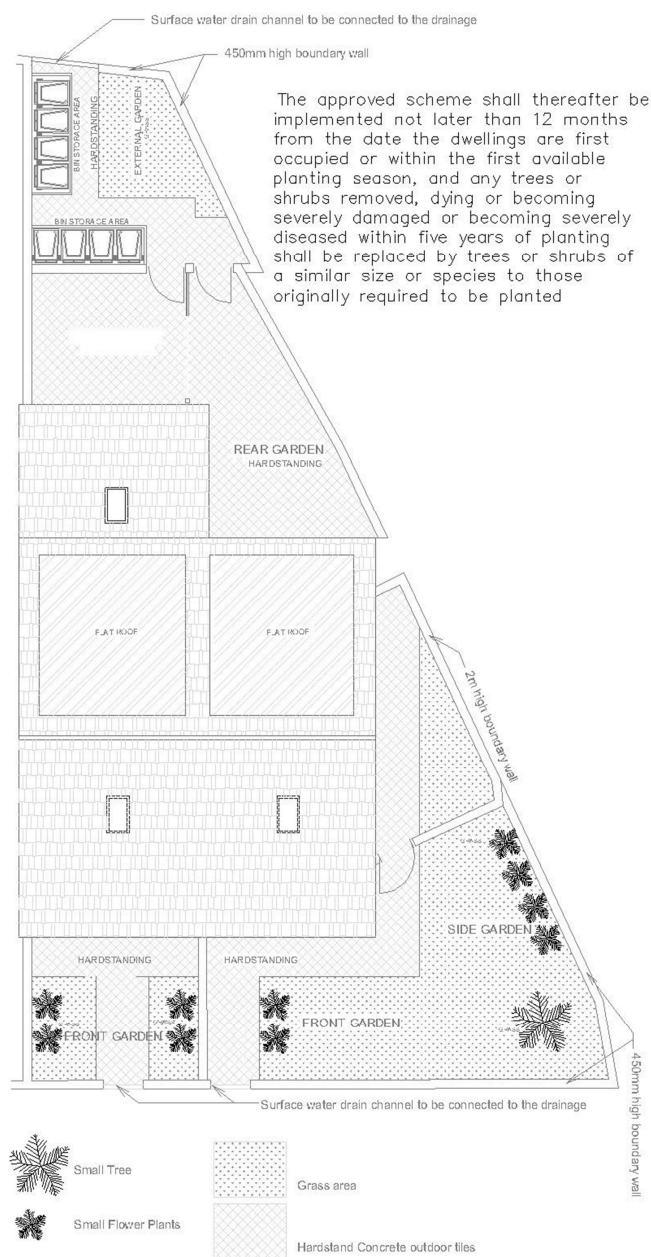
5.0. Condition no. 8

A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The approved scheme shall thereafter be implemented not later than 12 months from the date the dwellings are first occupied or within the first available 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.

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.

Response to condition no 8

5.1. Landscaping scheme has been prepared and attached to this application in PDF format to this application as well as a photograph below



PROPOSED LANDSCAPING PLAN

6.0. Condition no. 9

Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority:

1. Foundation details for the dwellings and boundary walls confirming no encroachment under the adjacent adopted highway;
2. Surface water drainage details confirming no projection into or discharge onto the adjacent adopted highway;
3. Highway remedial works around the perimeter of the site to 'expose/reintroduce' edgings at the back of the footway to demarcate the limits of the adopted highway and following removal of the affected pedestrian guardrailling, to a scope and specification to be agreed;
4. Treatment of the area between the proposed edgings and the side/rear gable and garden walls and adjacent to the existing street lighting column.

The details subsequently approved shall be implemented to a programme to be agreed with and to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.

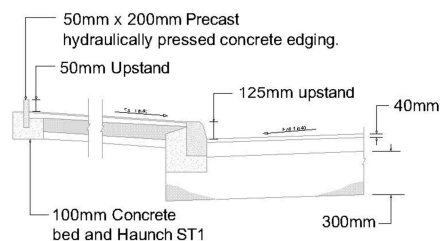
Landscaping scheme has been prepared and attached to this application in PDF format to this application as well as a photograph below.

Response to condition no 9

Plans and information has been prepared as below photographs and attached in PDF format to this application

Agreement of reinstatement of all footways abutting the site affected by the construction of the proposed two dwellings at Land next to 35vHilton Street Bury

The reinstatement of all footways abutting the site affected by the construction of the proposed dwelling and as a result of statutory undertaker's connections to the dwelling, retention/replacement of the edgings the demarcate the limits of the adopted highway and all associated highway remedial works is responsibility of the developer of new dwellings and all works should be done according to council/highway standards and policies, and according to description and drawing (Not in Scale) below,



FOOTWAY CONSTRUCTION

20mm AC6 Dense Surface course (Basalt or Granite) 100/150 to BS EN 13108 Part 1

100mm AC20 Dense Binder course to BS EN 13108 Part 1

100mm Type 1 Limestone Granular Base (150mm in Vehicular Crossing)

Mr Rizwan Suleman has agreed to take the responsibility,

RS
Mr Rizwan Suleman
Project Manager
124 Walmersley Road
Bury, BL9 6DX
07971358527
Date 08/09/2025

Surface water drain channel to be used and connected to the drainage to prevent to prevent any surface water discharge into the adjacent adopted highway.

450mm high boundary wall

Agreement of reinstatement of all footways abutting the site affected by the construction of the proposed two dwellings at Land next to 35vHilton Street Bury

The reinstatement of all footways abutting the site affected by the construction of the proposed dwelling and as a result of statutory undertaker's connections to the dwelling, retention/replacement of the edgings the demarcate the limits of the adopted highway and all associated highway remedial works is responsibility of the developer of new dwelling and all works should be done according to council/highway standards and policies, and according to description and drawing (Not in Scale) below,

Treatment of the area between proposed edgings and the side/rear gable and garden wall and adjacent to the existing street lighting column to be done with high standers to make sure no surface water stays in that narrow area neither and surface water discharge to the adjacent adopted highway.

The existing pedestrian guard railing to be replaced with boundary wall to protect pedestrians and to provide safe walkway.



Drainage channels to be used at the rear and front gates, to prevent any surface water discharge into the adjacent adopted highway

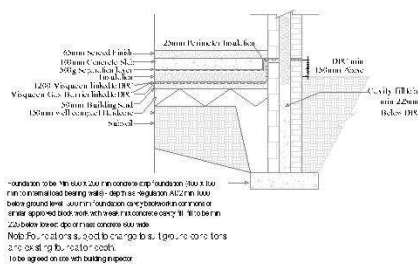
**PROPOSED SURFACE WATER AND REMEDIATION OF FOOTWAY
ADJOIN TO THE BOUNDARY WALL PLAN**

11.0.



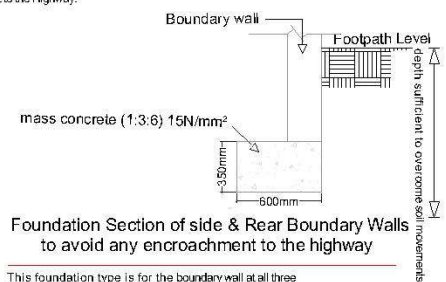
Red dashed line shows Proposed Foundation projection & confirms no encroachment to the Highway.

Red solid line shows boundary line/adopted Highway line.



Foundation Section of the Main House Walls

This foundation type is for the main house walls at all three sides, indicated in red dashed line on plan above.



Foundation Section of side & Rear Boundary Walls
to avoid any encroachment to the highway

This foundation type is for the boundary wall at all three sides, indicated in red solid line on plan above.

6.0. Condition no. 10

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 provide the following:

1. Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of, and statutory undertakers connection to, the development;
2. Access route for construction vehicles from the Key Route Network;
3. Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate access;
4. Hours of operation and type and number of vehicle movements that can be accommodated on the adjacent residential streets;
5. If proposed, site hoarding position clear of the visibility splay indicated on approved plan reference SHT 5a;
6. A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);
7. Arrangements for the management of deliveries to the site;
8. Storage within the curtilage of the site of construction materials, including any requisite phasing of the development to accommodate this;
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the ground work 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.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street 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

Response to condition no 10

Traffic Management Plan has been prepared and attached to this application in PDF format.