



AW1-let-01

20th December 2023

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

Application for Discharge of Conditions :
Demolition of existing Sawmill and Associated Outbuilding and Construction of 5no. dwellings :
Sawmills off Spring Street, Ramsbottom, BL0 9JQ

Approval for the above was granted on 26th July 2023, your reference 68578, with several Conditions attached.

It is noted that Conditions 1, 2, 7, 9, 16 and 18 must be acted upon as instructions, and Conditions 6, 15 and 17 are to be discharged prior to occupation.

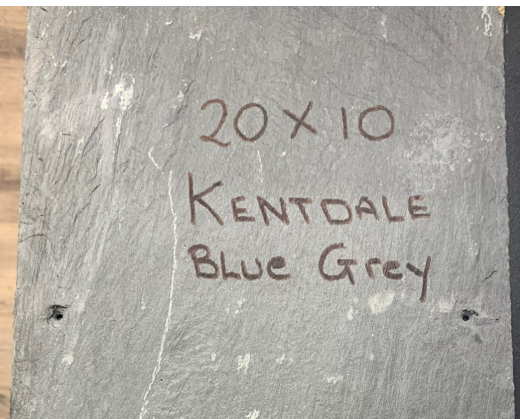
An application has been submitted on the Planning Portal, their reference PP-12543152 to discharge Conditions 3, 4, 5, 8, 10, 11, 12, 13 and 14 required prior to works commencing:

Condition 3 : Materials Samples :

Materials to be used are as follows :



140mm coursed stone from
North West Reclamation in Padiham



Natural blue grey Kentdale slate

Condition 4 : Contaminated Land Phase 1 Desk Study :

A Phase 1 Desk Study was prepared during March 2022 by Demeter Environmental Limited, their reference 22-02-11 which has highlighted the potential for made ground, with the requirement for further intrusive investigations.

Condition 5 : Intrusive Surveys;

Prior to undertaking these investigations, the scope of our proposed works requires to be agreed with the Local Authority. Our proposals are as noted in the Phase 1 report and are as follows:

Remove all existing buildings from the site.

Removal of any ACM's (asbestos containing materials) from the site.

Based on the size of the site (0.13 Ha) it is proposed that an initial exploratory investigation based on a non-targeted regular herringbone sampling grid of 10m is proposed, which equates to 12 positions (trial pits).

Additional positions will be incorporated into the exploratory investigation if additional information is required to delineate the areas of made ground.

Selective spot samples will be taken where there is any visual or olfactory evidence of contamination. The first sample of natural soils will be taken as close as possible to the boundary with the anthropogenic ground (approximately 0.25 to 0.5m into natural ground).

Disturbed spot samples will be taken in each layer and at fixed intervals of 0.5m as well as in ground to reflect any identifiable changes in appearance.

Sampling depths will take into account any proposed changes in levels (if information is available).

Where encountered spot samples of the made ground will be taken as well as spot samples of the natural soils from below the made ground natural soils interface. Additional samples will be taken where there is visual or olfactory evidence of contamination.

Samples of made ground will be analysed by the suite in Table 13 of our Phase 1 report, initially a maximum of 10 samples will be analysed (targeted towards areas of gardens / landscaping), the remaining samples will be subject to chemical analysis if any exceedances are recorded (e.g., all made ground samples will be analysed for lead if exceedances of lead are recorded).

Samples of the natural strata will be subject to chemical analysis at the locations where exceedances have been recorded.

All work should be undertaken by a suitably experienced geo-environmental engineer.

As part of the oversite investigation samples of the made ground will be taken and subject to Total Organic Carbon (TOC) analysis to determine the potential gassing potential of the made ground.

On completion of the site investigation the risk to the adjacent watercourse will be reassessed.

If scope of these works can be agreed, we shall implement as soon as possible to obtain discharge of this condition.

Condition 8 : Bat and Owl Survey;

The extent to which any trees are to be removed is noted in our Arboricultural Implications Assessment, revised during November 2023 by Mulberry Tree Management.

Prior to their removal, we are required to carry out a further survey to establish whether these affected trees are being utilised by bats or owls, and if so, a programme of mitigation should be submitted to the Local Authority for approval.

All mitigation measures must be fully implemented prior to the commencement of the works and remain in place for an agreed period of time.

To this end, we have commissioned Tyrer Ecological Consultants Limited, following their 'Bats and Breeding Birds Assessment' and further 'Dusk Surveys,' to carry out a survey specific to the trees to be removed.

Their results will be forwarded as soon as available, anticipated during January 2023.

Following a meeting on site, our intention is to remove all of the trees noted as T1, G1 and G2 in order to stabilise the banking along the watercourse, for the safety of the future residents.

A scheme to re-landscape the site will be submitted for approval, with new trees lining the watercourse.

Condition 10 : Landscaping Scheme ;

Our approved site plan BB2-03 indicates a basic hard and soft landscaping plan.

We have commissioned a landscape designer to develop this plan into a scheme to include native tree and shrub planting.

This will include the Reasonable Avoidance Measures in accordance with the Dusk Survey Results for the provision of bat boxes and/or soffit/ridge access in the roofs within the new development.

Their scheme will be forwarded as soon as available.

Condition 11 : Watercourse Protection ;

Following the removal of trees adjacent the watercourse, gabion baskets will be introduced to stabilise the banking, with new trees set back from the edge to help bind the soil together.

This will be fenced to protect the stream from any builder's rubble or debris entering.

Condition 12 : Surface Water Drainage Proposals :

As stated in the National Planning Practice Guidance, surface water run off should be discharged in the following hierarchy, in order of preference:

1. Into the ground (infiltration).
2. To a surface water body.
3. To a surface water sewer, highway drain or other drainage system.
4. To a combined sewer.

Once the site has been cleared, and the trial holes dug, infiltration tests may be carried out to determine whether infiltration of surface water into the ground is a possibility.

Failing that, our preferred option would be to direct all surface water to the adjacent watercourse, not relying on the existing sewer system.

Condition 13 : Protection of Water Main :

To our knowledge, and with visual inspection, there is no indication of any water main passing through the site.

All reasonable enquiries are to be made to locate any below ground services prior to works commencing, including trial holes and scanning the ground with detection equipment.

Condition 14 : Construction Traffic Management Plan :

The eight bullet points within this condition, will be referred to as a to h.

- a. A photographic dilapidation survey was recorded during December 2023, with reference AW1-let-05.
- b. There is only one possible access point for construction traffic from the adopted highway, which from Spring Street involves a right turn into Caltha Street.
- c. Site hoardings are already in place and indicated on our topographic survey. Following demolition of the saw mill and associated outbuilding, additional Herras fencing will be erected to prevent unauthorised entry.
- d. Standard hours of operation will be 8.00 until 18.00 Monday to Friday, and 8.00 until 13.00 on Saturday. No work will take place on Sunday and Bank Holidays.
- e. Additional signage instructing site vehicles to drive carefully will be displayed near the junction with Spring Street and Bolton Road West.
- f. Limited parking will be available on site for operatives, with only temporary parking of construction vehicles allowed.

All storage of materials will be within the site itself, ensuring Caltha Street is maintained in a clear state to allow access for the surrounding neighbours.

- g. Arrival of delivery lorries will be timed to allow only one vehicle at a time.

As our development is just for 5 houses, the number of delivery vehicles will be relatively small.

- h. The area around the site entrance is a stoned hard standing. The limited number of vehicles entering the site will be monitored, and should any debris be removed, this will be rectified.

Regarding the spread of dust, any operations resulting in the generating of such will be dampened to prevent the spread.

Operations such as angle grinding will be minimised, or contained within enclosed areas, away from the watercourse.

Should you require anything further please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden