

Discharge of Planning Conditions

Planning Permission 70796

Detached Dwelling to Replace Existing

Burnt House Farm, Turton Road, Tottington BL8 3QF

Planning permission (number 68433) was originally granted for the replacement of a fire damaged dwelling in August 2023.

A revised scheme was approved on 20 September 2024 subject to 20 conditions, 11 of which need to be discharged before the development commences. Condition 1 required the development to commence within 3 years of the date of permission and condition 2 required the development to be carried out in accordance with the approved drawings.

Condition 3 - Preliminary Risk Assessment

A Preliminary Risk Assessment was submitted by LK Consult as part of the previous application. It is resubmitted together with a Phase 2 Report from MEG dated November 2025

Condition 4 - Remediation

See above. The MEG report concludes that remediation is not required.

Condition 6 - Coal

The earlier report from LK Consult is resubmitted. The recent assessment by MEG is that there is no risk from coal workings.

Condition 7 - Safety Statement

This can be submitted if the LPA agree with MEG's conclusions on conditions 4 and 6.

Condition 8 - Construction Traffic and Management Plan

A CTMP is submitted together with relevant photographs including an aerial photograph. A plan shows the public rights of way adjacent to the site and the position of the photographs.

Condition 11 – Barn Owls

A barn owl assessment from Verity Webster is attached. It can be repeated if necessary immediately before the existing building is demolished.

Condition 12 - Trees and Shrubs

No works are contemplated between 1st March and 31st August.

Condition 13 - Mammals and Amphibians

A reasonable avoidance method statement is submitted.

Condition 14 – Brook Ecology

An assessment from Verity Webster is submitted.

Condition 15 – Landscaping Scheme

A preliminary ecology survey and a landscaping scheme from Verity Webster are submitted.

Condition 16 – Materials

The walls will be constructed in natural stone sourced in part from the existing building and from stone already on site. The roof will be second hand natural slate. Photographs show the intended materials.

Condition 18 – Himalayan Balsam Method Statement

Statement attached.