

PLANNING APPLICATION
DISCHARGE OF CONDITIONS
FOR

10 LUMB CARR ROAD
HOLCOMB
RAMSBOTTOM
BL8 4NW

ON BEHALF OF
DIVIDE PROFIT LTD

DATED: FEBRUARY 2025

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – CONDITION .2.

1.01 – No works shall recommence until full details/samples of the following works have

been submitted to the Local Planning Authority and approved in writing by the Local Planning Authority.

- ☐ Treatment and repair works to the coursed stone on the front elevation,
- ☐ Repointing of the coursed stone on the front elevation
- ☐ New breathable render relating to the side and rear elevations and
- ☐ Re-roofing
- ☐ Reflagging the external areas of hardstanding

Only the approved works shall be carried out.

Reason. No details or material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant.

1.02 - The treatment of the existing stonework to the front elevation will consist of :-

1. Removal of existing render.
2. Repair/renewal of damaged or cracked stone. Replacement stone to be second hand stone to match existing.
3. On completion of repairs all stone to be repointed in 1:1:6 lime mortar with recessed weatherstruck pointing.

1.03 - The remaining elevations to receive 2 coat breathable 'K' Render proprietary system.

1.04 - The existing stone and Blue slates to be removed, all existing timbers removed/replaced or repaired.

New roof to be relayed using the existing Natural Blue Slates and reclaimed Natural Blue Slates on treated timber battens and breathable felt.

1.05 - Existing stone flags to external area to be taken up and relayed in same place.

2.0 – CONDITION .4.

2.01- Prior to works recommencing, a scheme of mitigation relating to bats/swifts shall be submitted to and approved in writing by the Local Planning Authority. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development

2.02 – As part of the works the existing roof materials need stripping off and replacing.

During this process the priority will be to inspect the roof to ensure there is no Bats or swifts within the roof cavities.

On discover of any bats or Swifts a qualified Ecologist will be contacted to ensure all correct procedures are carried out.

On completion of the roof and works on the property new bat and swift boxes will be installed on the gable elevation of the property.