PROPOSED RESIDENTIAL DEVELOPMENT AT

ABBEY VIEW FIELDS

BRIDGE END LEEK ST13 8LG

JAN 2020

APPLICATION FOR THE DISCHARGE OF CONDITIONS ATTACHED TO

SMD/2017/0696 (reserved matters consent dated 15 03 2019)

and SMD/2013/1099 (outline consent)

PRIOR TO THE CONSTRUCTION OF DWELLINGS CONDITIONS

MATERIALS AND BOUNDARY TREATMENT

CONDITION 2 – facing materials and hard surfaces

Roof coverings : "Forticrete Gemini" dark grey slate (simulated cambered plain clay tile).

Facing brickwork : "Hampton Rural Blend" standard brick (simulated hand made) multi red/bluff with slightly recessed natural mortar joints.

Windows : white pvc "timberlook" as equal flush casements deeply recessed in openings eg: "residence 9".

Doors : dark coloured composite with viewing glass and with a vertical boarded surface finish.

Decorative timber truss to front canopy : natural hardwood (European oak) against a painted flat board spandrel painted mid low saturation blue grey.

Fascias : pvc dark low saturation blue grey

Paving : to driveways and paths- "Castacrete" concrete blocks (fully permeable) pencil edged rectangular straight coursed (mellow stone).

Note: most if not all of the above will be in the SMDC sample library : if not and if physical or illustrated samples are required, please contact R. Ford (contact details below) without delay.

CONDITION 3 – MEANS OF ENCLOSURE

The dwellings are shown on the approved site plan as being open fronted. Side and rear boundaries are to be either fenced or hedged as shown on the approved site plan **ABL 04D.**

Hedge: mixed holly / hawthorn / blackthorn with holly predominating.

Fence: 1800 high vertical treated softwood boarding (Yorkshire boarding) natural so as to weather to silver grey and with a min. 150 gap under to allow for cross plot movement of hedgehogs etc.

OTHER CONDITIONS REQUIRING APPROVAL

ECOLOGY

CONDITION 7 – updated badger survey

This was provided in support of a another Planning Application for the enlarged site. SMD/2018/0679 determined 19 09 2019.

However, on 11 09 2019 the protection afforded to badgers under the Wildlife Protection Act was lifted by Natural England for North Staffordshire in support of the Governments bovine tb eradication programme.

It is contended therefore either the condition has already been discharged or that it is no longer required or appropriate.

CONDITION 8 / 11 – construction and ecological management plan

The following is to be undertaken before any site clearance.

-hibernating hedgehogs are to be checked for between 01 11 to 31 03

and during the construction phase: sloping escape ramps are to be installed during night time to open excavations and pipe ends blocked.

It is intended to develop the site in phases: _

03 2020 - Phase 1 will be to build plot 1 dwelling. This will involve the clearance of vegetation and top soils from the immediate area of plot 1.

09 2020 onwards – Phase 2 will be to clear the rest of the site and to form the access road base, fill the reservoirs and to form the attenuation pond.

Top soils and subsoils will be stacked separately with top soils being returned to plots upon their completion and sub soils beings used as fill to the reservoirs.

It is not intended for soils arising from the works to leave the site nor is it intended that material is to be imported to the site for use in filling the reservoirs. It is apparent that when the reservoirs were excavated in the 1960's, that such material is still present and was used to form the southern containing banking the reservoirs.

Vegetative material removed from the site is to be stacked in a long mound in the field to the east of the development site so as to form a safe refuge and winter hibernaculum for hedgehogs and other small vertebrates and indeed invertebrates whilst the mound decays over time. The pile should include branches and tipped haphazardly so as to provide structure to the heap.

The remainder of the dwellings can then be built and the access road completed, followed by the tree planting and grassland creation. The extensively planted areas together with the attenuation pond will provide a greatly enhanced wildlife habitat which may be expected to migrate to the site from the adjacent unimproved grassland to the east and north east and largely overgrown land to the south east.

Seed and trees for planting are to be sourced from specialist growers in Staffordshire and surrounding counties so as to ensure local provenance.

It is proposed to include in all dwellings 2 no. proprietary next boxes or dishes suitable for martins and swifts and 2 no. bat roost access points so as to provide access to the roof space.

In the protected woodland area, it is proposed to erect 10 bird nest boxes (suitable for various species) and 10 no. bat boxes suitable for summer roosts.

The communal areas thus created: being the tree planting and wildlife areas comprised in that shown to the east of the site on approved drawing no. ABL 104D and the protected existing woodland and access roadways will be maintained and managed by a private registered company comprising resident owner / occupiers, the developer (who will retain the freehold title of such communal land) and the Cricket Club (who will retain the freehold title of the club part of the existing access road.

It is intended to use the Bridge End access route for light construction vehicles only. HGV and diggers etc. are to be accessed to the site via the grass field to the north east of the site with vehicle transfer and wheel cleaning facilities being provided in the former Highfield House walled garden area approached via a farm track from Abbey Green Road to the NE.

The final phase of development will be to resurface the road way at Bridge End with a renewed bitumen macadam wearing course but moulded around any pockets of extant cobbled surfaces. The works are to bounded by extant stone curbs or to an extended curb line where curbs have been lost.

The surfacing is to extend up to the extended curb line which marks the transition of Bridge End roadway to the Macclesfield Road. There will also be white line markings to creat a stop line to the the left hand lane of Bridge End at it's junction with the main road and centre lane markings extending for 20 metres back from the junction.

CONDITION 9 – LIGHTING PLAN

No lighting is proposed for communal areas or the estate access roads.

It is proposed to position on each dwelling frontage at high level to the frontage and short distance movement sensitive switched low wattage downlight. That is: a light which is time switched by movement near the house on the driveway and not triggered by movement on the access road or pavement.

HIGHWAYS

CONDITION 12 – SURFACE WATER DRAINAGE

All ground covering surfaces, ie:- driveways, paths and the estate access road serving the site including the existing cricket club driveway are to be surfaced with fully permeable concrete block paviours.

The proposed access road is however to be formed at a slightly lower level than the plot access driveways so as to protect the dwelling thus served from flash flooding and so as to direct such excess water as may arise towards the attenuation pond.

Dwelling roof water is to be gathered into underground drainage systems and taken directly to the attenuation pond.

Currently: all land on the site is permeable except the reservoirs which drain directly via underground pipes to the nearby Churnet river. With the fully permeable arrangement described above, there will be a net gain in permeability.

The pond will be formed so as to have a max. depth of 2.4m and have a perimeter shallow reeded shelf. The pond will be lined with butyl rubber sheeting salvaged from the reservoirs and sealed with subsoil arising from excavations. The shallow reed beds will not be lined so as to allow water to permeate out into the surrounding soils and subsequently into the steeply sloping field to the east of the site.

There are no existing surface water drains to the cricket club access road. Hence the need to maintain and improve the permeability of the surface when the road is improved. To this end, it will be necessary to design the construction of the wearing surface using the concrete paviours as above and on a permeable sub base.

CONDITION 13 COBBLE RETENTION

These exist in discrete pockets within parts of the cricket club driveway.

Those adjacent to the driveway access (beyond the stone gate posts) are more correctly described as sandstone setts.

There appears to a further patch of actual cobbles further up the driveway. There may be more to be exposed when the overlying leaf litter is removed.

It is proposed to leave these discrete pockets of cobbles or setts insitu with new surfaces carefully dressed around within a regularising bitmac containing enclosure.

OUTLINE CONSENT SMD/2013/1099 APPEAL REF: APP/B3438/A/14/2223254
DECISION DATE 05 11 2014

Conditions requiring further consent were attached to the above Planning Permission.

These were mostly carried forward to the Reserved Matters consent or dealt with within the Reserved Matters application.

2 no. such conditions were not however, these being:-

CONDITION 10 – NOISE

The site is located quite some distance from a major road. (Mill Street and Macclesfield Road)

Simple auditory observations on the site reveal little to no disturbance to residential amenity arising from traffic noise from these roads.

Indeed, the Macclesfield Road section nearest the site lies beyond a deep land cutting and tree belt to the south west of the site.

The further distant Mill Street lies to the south east. The land adjacent to the site in this direction is to be planted rather extensively with trees (primarily as a visual screen) and this too will absorb some sound, such as it is, from this direction.

There are no excess noise sources from any other direction.

With regard to internal noise levels, it should be noted that the average sound reduction afforded by a standard double glazed window, when shut and draft sealed, will be in the order of 45 dB. Windows when shut will render external noise inaudible.

It is proposed on this residential development to install a mechanical ventilation / heat recovery system. This will provide choice to occupants with regard to window opening in the area of natural ventilation.

CONDITION 11 – CONTAMINATED LAND INVESTIGATION

This has been dealt with by separate application ref: DOC/2020/0004 validated 15 01 2020)

All of the above represents an application to discharge all conditions arising from the reserved matters and outline consents referred to.

If further supporting information is required in respect of any of the conditions, please notify the applicant's agent in a timely manner.

Respond to:

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