93 High Street
Biddulph Staffordshire
ST8 6AB

☎ 01782 515 555
✉ Info@bpArchitecture.co.uk
www.bparchitecture.co.uk

Director of Planning
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

10 March 2020
13-062/BSP/LW/C2
Via Email
Original letter dictated June 2018

Dear Sirs

13-062 –The Former Prize Buildings Site, Biddulph, ST8 6HH: Application Ref SMD/2014/0753 Construction of 7 No. Dwellings for the Over 55's

Following receipt of planning approval on 23 March 2015 for the erection of seven new dwellings on the Former Prize Building Site, Lorena Close, Biddulph, ST8 6HH our clients now wish us to Discharge Conditions of Planning Approval.

We are writing to discharge the following conditions, this includes submission of Stage 4 status drawings to confirm current proposals.

	Condition
1	***The development hereby permitted shall be begun before the expiration of three years from the date of this permission.***

Demolition of the existing unit took place immediately after grant of planning approval. The existing building was down to slab level by June 2016. However, the removal of the slab and clearance of the basement and arisings from demolition took place slowly and the site clearance was not fully completed until December 2017 to a sufficient extent to allow phase 1 of the development to commence which is the block of 3 units at the top end of the site. Phase 2 of the development will not commence until phase 1 is fully complete to allow occupation.

Rotary drilling was carried out on site in September 2015, this took place whilst the demolition works were being carried out. Clearance of the site took most of 2016.

Grouting of the site beneath block one commenced on 22 Jan 2018 and was completed 2 Feb 2018.

Piling and ground beams for Block one commenced on 5 Feb 2018 and took two weeks to complete. This constitutes commencement of the development within 3 yrs of planning approval.

Sub structure blockwork for block one commenced in February 2018 and the beam and block ground floor slab were completed in April 2018.

Works then stopped on site whilst our Client sold a property and worked elsewhere to raise finance for the superstructure works.

2 ***The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the Local Planning Authority:***

13-062-AS(0)01 - Site Location Plan
13-062-AS(0)02 - Site Survey Plan at A1
13-062-AS(0)03_Rev C - Site Plan at A1
13-062-AS(0)04_Rev A - Overall Site GA Plan
13-062-AS(0)05 - Site Analysis Plan Reduced
13-062-AS(0)07 - Site Photos Reduced
13-062-AS(0)08_Rev A - Gable Elevations
13-062-AS(0)09_Rev B - Site Sections AA and DD
13-062-AS(0)10_Site Section BB
13-062-AS(0)11_Rev A - Rear Elevations
13-062-AS(0)12 - Short Block Plan and Elevations
13-062-AS(0)13 - Long Plan and Elevations (not including rear elevations)

4 ***The external facing and roofing materials shall match in colour, form and texture of those specified on the approved Materials Pallette and there shall be no variation without the prior consent in writing of the Local Planning Authority.***

The brick used in the development is a red brick with textured surface matching the far right image in the materials palette submitted with the planning application.

The roofing material has not been ordered yet, this will be selected to match the appearance in the materials palette. Works on site for block one are currently up to upper floor trusses on.



6 ***Development shall not commence further until a site risk assessment has been undertaken in accordance with a scheme to be agreed with the Local Planning Authority, to assess the nature and extent of any contamination on the site.***

Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority. If the initial site risk assessment indicates that potential risks exist, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by the Local Planning Authority.

Prior to the commencement of development hereby approved, the mitigation strategy (including ground investigations) outlined in the report dated February 2015 from Earth Environmental and Geotechnical shall be undertaken. In the event that the site investigations confirm the requirement for remedial works, written notification should be submitted to and approved in writing by the Local Planning Authority before any construction works commence.

Please find attached a phase 2 Ground Investigation report prepared by Sladen Associates following completion of ground investigation and rotary bore holes in September 2015.

Section 5.2 of this report confirms that no Soil contamination is present.

No asbestos materials were observed in the made ground and the laboratory inspection of the soil proved no asbestos is present.

In relation to factors affecting human health , the report in para 5.2.1.3.2 concludes that 600mm of clean topsoil should be used in planters to private garden areas [where there is a potential for residents to grow vegetables] and 400mm of topsoil cover to soft landscape planted areas.

The report concluded sht measured conditions to not pose any significant risk to controlled waters and a more detailed risk assessment is therefore not necessary.

Ground Gas: it is confirmed that no methane was detected on site, carbon dioxide is slightly above atmospheric measures and no measurable gas flows are recorded. A gas membrane is therefore not required.

7 ***In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site.***

If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority.

This is not applicable given the results of the Ground investigation report

10 ***Prior to the commencement of development hereby approved, the mitigation strategy (including ground investigations) outlined in the report dated February 2015 from Earth Environmental and Geotechnical shall be undertaken.***

In the event that the site investigations confirm the requirement for remedial works, written notification should be submitted to and approved in writing by the Local Planning Authority before any construction works commence.

Please find attached a completion report prepared by our Clients Mining Consultant Telford Mining & Geotechnical Services in February 2018 following completion of Grouting on site . This report summarised the findings of the Site Investigation, Drilling and Grout Injection and provides a Summary and Recommendations .

The report should be read in conjunction with drawings 001 and 002 submitted with the repot which plot the coal seams below and their depths in relation to the built firm above.

In conclusion Drilling and grouting was required under block one due to the level of the coal seam and the results of rotary bore holes under this area. TMGS have confirmed that as the coal seam dips down at the bottom end of the site there is the required cover above the seam in this location and drilling and grouting will not be required at the bottom end of the site when block two is eventually constructed.

15 ***The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewerage have been submitted to and approved by the Local Planning Authority.***

The scheme shall be implemented in accordance with the approved details before the development is first brought into use

Please find attached drawing 13-062_AL(2)101 Drainage and Foundation Layout for block one which shows the drainage layout prepared in consultation with Aspin Consulting Civil Engineers, to reduce our Clients costs Aspin marked up a layout and falls to allow these to be added to our layouts. A copy of this drawing is attached.

The Building Control Inspector Approved Inspectors inspected the drainage installation to block one when this was being installed. Approved Inspectors have also issued us with an email confirming that they do not consider that this site can support soakaway drainage , the site sub soil is clay and does not allow any percolation. The percolation of water into the ground has been witnessed by Building Control over a period of time before he issued us with an email confirming that surface water should be taken to existing mains drainage. Block one is to be taken to an existing manhole at the entrance to the site shown on the attached plan.

Foul water for block one is to be taken to an existing manhole in Lorena Close – separate foul and surface water system.
We ask that this condition is partially discharged for Block one as surface water for Block two will be dealt with later on
C2C Consulting Engineers will take over from Aspin Consulting for works to Block Two (the same Engineer) Drainage to block two will be stored in a tank under the landscaped courtyard and pumped up to the road. Design for Block two has not commenced yet, and will not be carried out until block one is complete and sold due to development funding.

Yours sincerely
for and on behalf of bpArchitecture

Beverley Poole
BA(hons) Dip Arch RIBA
Director & Architect
✉ Beverley@bpArchitecture.co.uk

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