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03 September 2020
18-063/SS/BSP/C2

Dear Sir/Madam

18-063 – Replacement Dwelling, Construction of a New 3 Bed Dwelling with Garage at 24 Wedgwood Lane, Gillow Heath, Biddulph ST8 6RL – Discharge of Planning Conditions

Following receipt of planning approval for the demolition of a 2-bed dwelling and detached garage and construction of a new 3 bed dwelling with detached garage at 24 Wedgwood Lane, Gillow Heath, Biddulph ST8 6RL. Our Clients now wish to discharge conditions 3, 4, 5, 7, 8, 9, 11, 12 and 15 of Planning Approval ref SMD/2019/0500 dated 21 October 2019.

Conditions

3 **Materials**

No development above ground level shall commence until samples of all facing materials, hard surfaces and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Facing Materials, the following facing materials are proposed

Plinth Bricks Staffordshire Blue Bricks to DPC level

Render



Manufacturers Name:
K-Rend

Product Name and Reference Number:

Silicone Thin Coat

Colour:

White

Sample Location:

A sample can be viewed at bpArchitecture Ltd office, 93 High Street, Biddulph ST8 6AB.

Roof



Manufacturer: Marley

Product: Hawkins plain tiles
Size: 226 x 165mm

Colour: Blue Smooth or Staffordshire Blue

Material: Clay

Windows



Manufacturer: Residence Collection
Product: Residence 7

Colour: Painswick – as shown in image

Type: manufactured with flush profile inside and out to mimic traditional window design with 7 chamber design to improve thermal efficiency

Hard Surfaces



Manufacturer: Marshalls
Product: Priora

Colour: Charcoal

4 **Foul and Surface Water Drainage**

No development shall commence until a scheme of foul drainage and surface water drainage has been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented before the development is occupied and shall be carried out in accordance with the approved details.

Reason:- to comply with NPPF paragraph 32; to comply with SMDC core strategy policies DC1 and T1; in the interests of highway safety and to ensure safe access and egress.

The appointed Building Control Officer is Construction Plans and Regulations: Terry Brown

Trial holes were dug onsite on Tuesday 14th January with bpArchitecture, CVM Consulting (Structural Engineer) and the Builder present. Raised perched ground water was present and running sand was visible. Water was percolating through the topsoil layers and once it hit a layer of clay was traveling sideways and then causing the sandy layers below to collapse.

Water was standing on the ground and in any trenches dug. Following consultation with the Building Control Officer It is concluded that the sequential tests have been carried out on site and that soakaways even with aqua tanks will not be adequate for this site.

The existing site and neighbouring properties are connected to an existing combined sewer running along the rear garden boundary, this falls towards the south and connects to the main sewer on Washington Close. The surface water drainage and the foul drainage will connect to a sewerage pump prior to connecting to the lateral drain. We will be installing separate manholes for the foul and surface water on site, such that should the authority decide to separate the combined drainage system in the street at a later date, then separate piped connections could be connected to the surface water manhole on site.

We have provided Building Control with a foul and surface water drainage calculation. This concludes that a 1000 Ltr pump will be adequate for the flow rate and all 110dia pipes at max capacity will suffice the flow rate at a 1:80 fall.

Please see the attached 18-063 AL(0)203_Rev C4 - Drainage Plan

5 **Ground Conditions and Coal Mining**

No development other than demolition works shall commence until an intrusive site investigation which provides adequate information pertaining to ground conditions and coal mining legacy to enable appropriate remedial and mitigatory measures to be identified has been submitted to and approved in writing by the Local Planning Authority. Where remedial and mitigatory measures are required, no development shall commence until such measures have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Please find attached the Completion Report for Ground and Mining Investigations which concludes that no mine workings in the vicinity of the dwelling were found that would affect ground conditions.

Rotary Site Investigation for Shallow Mine Workings
for 24 Wedgwood Lane, Biddulph, Staffs ST8 6RL
Produced by Telford Mining and Geological Services

Because of current ground conditions and water due to weather conditions at the moment the foundation design recommended in this report has been changed to a raft foundation on agreement with the Structural Engineer after trial holes were dug.

7 **Construction and Demolition Method Statement**

No development shall commence until a Construction and Demolition Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall include the following details:

- A scheme to minimise dust emissions arising from demolition and construction activity on site.
- Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site.
- a scheme for recycling/disposal of waste resulting from the demolition/construction works;
- the responsible person (e.g. site manager) who can be contacted in the event of complaint.

Please find attached a Construction and Method Demolition Statement.

8 **Ground Gas Risk Assessment**

No development other than demolition works shall commence until a ground gas risk assessment has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be carried out prior to commencement of development and shall be undertaken by a suitably qualified professional.

The findings of the report shall be submitted to and agreed in writing by the Local Planning Authority (LPA) prior to commencement of development.

Should the risk assessment indicate that gas protection measures are required, details of the gas protection scheme must be submitted to and agreed in writing by the LPA prior to the commencement of any other development.

Prior to the dwelling being brought in to use, a validation report demonstrating completion of the works set out in the approved gas protection scheme shall be submitted to and approved in writing by the Local Planning Authority

A Rotary Site Investigation Report has been undertaken by Telford Mining and Geological Services. It concluded that:

'The drilling has confirmed the absence of colliery spoil or other made ground within the site and has instead proved (beneath shallow soils) a cover of glacial superficial's comprising sandy, gravelly boulder clays down to 4.3m depth. This investigation was not designed to evaluate those materials for the purposes of foundation design. However, it can be stated there is no mining-related requirement for anything other than conventional footings.'

'Given that the site falls within an area of relatively shallow mining and also given the relatively thick sequence of siltstones (capable of holding and/or transmitting ground gases) proven to underlie the site, it is recommended consideration be given to incorporating into the building design standard ground gas preventative measures.'

No ground gas monitoring has been undertaken on this site. Following the recommendations for standard ground gas preventative measures from the Rotary Site Investigation Report and as this is a low-level domestic dwelling. We have discussed the proposals with the Building Control Officer and the membrane manufacturer and confirm that:-

We are using the Traffic Light Classification measures in the NHBC 'Guidance on Evaluation of Development Proposals on Sites where Methane and Carbon Dioxide are Present', Report Edition No.04 March 2007. We are providing gas protection measures that are suitable for Amber 1 – low level ground gas protection measures.

BRE211 (2007) Radon: guidance on protective measures for new buildings shows the land is situated in a lower probability area, between 1-3% of homes are above the action level. Therefore, no radon protective measures are necessary in the construction of new dwellings or extensions.

9 **Contamination**

We confirm that no contamination was found during demolition works on site.

11 **Artificial Lighting Scheme**

No development shall commence until an artificial lighting scheme for the construction phase of the development has been submitted to and agreed in writing by the Local Planning Authority.

Any artificial lighting shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the lights are in operation.

The builder advises that Condition 6 of the full planning permission for development states that no development work on site shall be carried out outside of the following times: -

08:00 - 18:00 hours (Monday to Friday);

08:00 - 13:00 hours (Saturdays);

No working is permitted on Sundays or Bank Holiday Mondays.

The development is due to commence on site imminently, materials orders to commence foundations have been placed. The Builders target completion date is Spring 2020 to October 2020.

Daylight hours are at a maximum in the spring and summer months, therefore the need for artificial lighting will be reduced. There is no intention to work on site externally when artificial light is required.

As the days become shorter during autumn months lamps may be required, however, by the autumn months the development will involve internal completion works and workers will not be working outdoors outside daylight hours.

The appointed Builder advises that he *' does not normally work in the dark, if work is to be undertaken in the dark the contactor uses movable led lamps that are directed onto the tasks being undertaken and angled away from neighbouring properties or the road. When daylight hours are limited in the autumn months, works would be concentrated internally*.'

12 **Biodiversity**

No development shall commence until a Biodiversity Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for bird nesting boxes and ecobat boxes.

The provision for bat roosting will be formed in the ridge. Please see that attached detail which is in accordance with bat mitigation guidelines and is a detail we regularly use in conjunction with our consultant ecologist.

A bird nesting box will be incorporated into apex of the garage gable.

15 **Access gate**

Any gate shall either be located a minimum of 5.0 metres back from the carriageway edge and shall open away from the highway, or alternatively the driveway shall be ungated.

Condition 13 approves the submitted Site Block Plan (Drawing 18-063-AS(0)205 Rev D Showing the access gate at the back of pavement where it originally stood. Condition 15, will alter the approved parking and turning areas that are proposed. The client is proposing an electronic gate that can be opened electronically and via a key fob and the proposed gate can be opened prior to arrival. Wedgwood Lane is a minor road, there is a low-rise wall either side of the gate in which provides adequate visibility of the road and kerbside.

Please see the attached proposed electronic gate specification.

Yours sincerely

for and on behalf of bpArchitecture

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