

Condition Discharge Information

00941 – RESIDENTIAL DEVELOPMENT OF LAND ADJACENT
TO TOP PUB INN, BROWN EDGE

Approval Reference – SMD/2020/0379

1. Condition: Commencement of Works

The development must be begun not later than the expiration of three years beginning with the date of this permission.

No submission required.

2. Condition: Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and supporting information:-

Amended Plan: 00941 AL(0)01 Revision G dated 29.9.20

00941 AL(0)02 Revision C

00941 AL(0)03 Revision B

00941 AL(0)04 Revision A

No submission required.

3. Condition: Contamination

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 shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing 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. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

No submission required.

4. Condition: Top Soil

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing by the Local Planning Authority.

No submission required.

5. Condition: Re – location of out buildings

The development hereby permitted shall not be brought into use until existing outbuildings have been relocated and vegetation on the boundary with Glenroyd has been removed in accordance with details shown on drawing AL(0)01G. The visibility splays shown on the drawing shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

No submission required.

6. Condition: Parking and Turning Areas

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development

Please see submitted landscaping plan for parking and turning areas

7. Condition: Acoustic report

Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 35 dB LAeq in bedrooms, less than 40 dB LAeq in living areas and 55dB LAeq in outside living areas.. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its written approval.

Please see submitted acoustic report.

8. Condition: Construction and Environmental Method Statement

No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Method Statement for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:- i. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday; ii. The method and duration of any pile driving operations (expected starting date and completion date); pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays; iii. the arrangements for prior notification to the occupiers of potentially affected properties; iv. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint; v. A dust management scheme to minimise dust emissions arising from construction Page 4 activities on the site. The scheme shall include

details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase; vi. details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site; vii. a scheme for recycling/disposal of waste resulting from the construction works; viii. the parking of vehicles of site operatives and visitors; ix. the loading and unloading of plant and materials; x. the storage of plant and materials used in constructing the development; xi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; xii. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works. All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

Please see submitted additional support document for construction and environmental method statement

9. Condition: Burning waste on site

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

No Submission required

10. Condition: Drainage

The development hereby approved shall be brought into use until the surface water drainage and foul sewage drains have been provided in exact accordance with drawing AL0(0)4A.

No Submission required

11. Condition: Landscaping

The development hereby permitted shall not be commenced until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include new planting along the southern boundary of the site, the retention of the hedge on the northern boundary of the site and also the provision of a hedge of at least 2.0 metres in height on the southern boundary of Plot 1.

The details shall also include: - Means of enclosure - Hard surfacing materials Soft landscape details shall include: Page 5 - Planting plans - Written specifications (including cultivation and other operations associated with plant and grass establishment) - Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate - Implementation timetables

Please see submitted landscaping plan and details.

12. Condition: Landscaping

The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

No submission required.

13. Condition: Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or any other openings shall be installed in any part of the development, without prior written consent from the District Council as Local Planning Authority.

No submission required.

14. Condition: Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 1 Class(es) A, AA, B, C, D, E and F or Part 2 Class(es) A to C or Part 20 shall be undertaken without express planning permission first being obtained from the Local Planning Authority

No submission required.

15. Condition: Obscure glazing

The proposed first-floor side windows on the western elevations of Plots 2,3 and 4 and the bedroom window on the southern elevation of Plot 1 as shown on the above drawings hereby approved shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range or equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re- Page 6 enacted) those windows shall not be re-glazed with any transparent materials and shall not be enlarged or otherwise altered, nor shall any additional window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

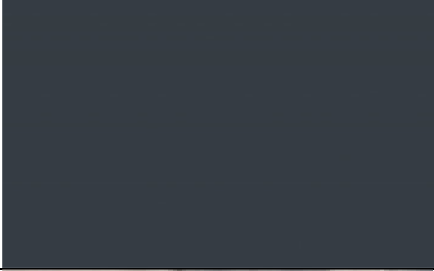
No submission required.

16. Condition: Materials

Before the commencement of development, details of all facing, roofing and fenestration finishing materials in terms of type, colour and texture shall be submitted to and approved by the Local Planning Authority and the approved materials shall be used in the construction of the development.

Please see material details below:

<u>MATERIAL</u>	<u>DESCRIPTION OF MATERIAL</u>	
ROOF TILES	Marley Hawkins Clay Plain Tile - Staffordshire Blue	
WALLS	Weinerburger, Abbeydale Red Multi	
DOORS	Composite doors to be finished with an oak effect colour	ANTHRACITE GREY RAL 7016 

FASCIA AND GUTTERING	Grey Upvc	ANTHRACITE GREY RAL 7016 
WINDOWS	Grey Upvc, double glazed	ANTHRACITE GREY RAL 7016 
BLOCK PAVING	MARSHALLS STANDARD CONCRETE BLOCK PAVING 200 X 100 X 50MM CHARCOAL	

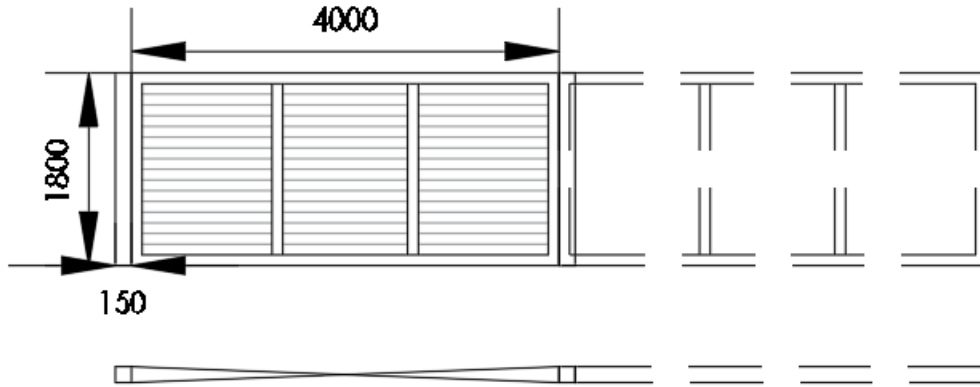
17. Condition: Design Details

The development hereby approved shall not be brought into use until the following have been provided in exact accordance with design details to be submitted to and approved by the Local Planning Authority:

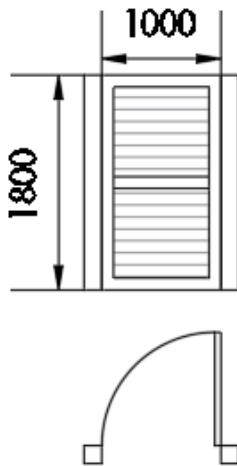
- o Speed bumps as shown on drawing AL(0)01G
- o Marked pedestrian paths in the car park
- o Bollards as shown on drawing AL(0)01G
- o Sliding vehicular access gate as shown on drawing AL(0)01G
- o Lockable Pedestrian Gate as shown on drawing AL(0)01G
- o Bin storage area as shown on drawing AL(0)01G

DETAIL DESCRIPTION	DESCRIPTION/WEBSITE LINK	IMAGE
SPEED BUMP DETAILS	2X SPEED BUMPS AS SHOWN ON SUBMITTED LANDSCAPING PLAN	N/A

MARKED PEDESTRIAN PATHS AND BOLLARDS	SEE ALLOCATED PEDESTRIAN PATHS ON APPROVED SITE PLAN/LANSCAPING PLAN BOLLARDS TO BE BOLLARD STAINLESS STEEL SEMI DOME (48- 168MM DIA) SATIN BRUSHED GRADE 304	
SLIDING VEHICULAR ACCESS GATE	TO BE DESIGNED BESPOKE BY LOCAL COMPANY, ELETRIC ALUMINIUM, POWDER COATED SLIDING ACCESS GATE WITH TIMBER WITHIN THE FRAME. SEE SIMILAR TPYE OF GATE TO THE RIGHT AND DRAWN DETAILS BELOW	
LOCKABLE PEDESTRIAN GATE	TO BE DESIGNED BESPOKE BY LOCAL COMPANY, DOORS TO MATCH SLIDING ACCESS GATE, ALUMINIUM POWDER COATED WITH TIMBER.	SEE DRAWN DETAILS BELOW
BIN STORAGE AREA	SEE PROPOSED BIN STORE ON LANDSCAPING PLAN	N/A



Proposed sliding vehicular access gate design



Proposed lockable pedestrian gate design

18. Condition: vehicular route through site

Before the commencement of works, details of the exact vehicular route through the existing car park to the proposed dwellings and the siting of a refuse collection area shall be submitted to and approved in writing by the Local Planning Authority and the approved route and refuse collection area shall be provided before the development is first brought into use and shall remain unobstructed for the lifetime of the development.

Please see vehicular route through the existing car park to the proposed dwelling on submitted landscaping plan

19. Condition: Sustainable construction techniques and design concepts

Before the commencement of development, details of a scheme for sustainable construction techniques and design concepts shall be submitted to and approved in writing by the Local Planning Authority and the development shall be constructed in exact accordance with the approved details.

Sustainable construction techniques and design concepts:

- *The orientation of buildings are designed so that all the gardens are south facing, this allows for natural light through the rear bifold doors into the kitchen/dining area.*
- *The houses are positioned within a built up rural area of Brown Edge Village, Brown Edge has it's own local Nisa Supermarket which also has a post office inside so all local amenities are available within walking distance of the new dwellings.*
- *The properties shall be fitted with high energy efficient light fittings throughout with high performance windows and a high level of insulation fitted throughout to ensure the most optimum U-Values are met. The level of insulation will also help with acoustic levels in the dwellings. (u-values shall be calculated at building regulations stage)*
- *The proposed dwellings shall be designed to use and reuse materials in the most productive and sustainable way across its entire life cycle.*
- *The building shall have opening casements in all windows to en-sure the appropriate ventilation and moisture control is met, this will also allow for cross ventilation.*
- *Optimize Operational and Maintenance Practices - Reduce waste through source reduction, reuse, recycling and/or composting to eliminate disposal of reusable materials at landfills and incinerators; Minimize travel by car sharing when work commences on site to minimize carbon footprint, Perform scheduled energy audits and re-commissioning of systems; and when updating a facility or its systems, choose higher efficiency equipment and durable materials that will withstand storms and other natural events, and improve the tightness of the building envelope if feasible.*