

Summary of information submitted with Discharge of Condition application for

Erection of 42 dwellings at Lingards Road, Slaithwaite HD7 5HY.

Planning Application Number 2020/93954.

November 2023.

For the avoidance of doubt, we have listed all conditions, some of which are compliance only.

Condition 1.

This is a compliance condition.

Condition 2.

This is a compliance condition.

Condition 3.

This is a compliance condition.

Condition 4.

Please refer to Haigh Huddleston Associates ground investigation report reference E22/7931/R001 dated October 2023.

Condition 5.

Please refer to Haigh Huddleston Associates contamination remediation statement reference E19/7567/MD/06 dated November 2023.

Condition 6.

This is a compliance condition unless unexpected ground conditions are encountered.

Condition 7.

A validation report will be submitted upon completion of the development.

Condition 8.

Please refer to SB Homes Construction Environmental Management Plan dated November 2023.

Condition 9.

Please refer to Construction Environmental Management Plan: Biodiversity dated 16th November prepared by Middleton Bell Ecology.

Condition 10.

Please refer to the road condition survey dated November 2023.

Condition 11.

Please refer to the following Haigh Huddleston Associates drawings for Section 38 details relating to estate roads:

7567/004 L – Main road and sewer plan

7567/005 C – Long sections.

7567/009 – Road construction details.

7567/022 – Section 38 plan.

7567/034 H – Vehicle tracking.

Condition 12.

Please refer to the following Haigh Huddleston Associates drawings for details of the new footway to Lingards Road adjacent to the site:

7567/044 – Surface treatment plan.

7567/045 – Road construction .

7567/046 – Kerbing plan.

7567/048 – Section 38 plan.

7567/050 – Construction details through A - A.

Condition 13.

Please refer to the following Haigh Huddleston Associates drawings and calculations for details of retaining walls:

7567/100 – Highway wall to road 2A.

7567/101 – Highway wall to road 1A.

7567/200 – Section through plot 36.

7567/201 – Section through plots 13-14.

7567 – Calculations for roads 1A and 2A.

7567 – Calculations for retaining walls to plots 13,14 and 36.

Condition 14.

Please refer to report reference E23/7567/R002 dated November 2023 prepared by Haigh Huddleston Associates titled Preliminary Slope Stability Assessment.

Condition 15.

Stability Remediation Strategy to follow.

Condition 16.

Please refer to FP McCann drawing DR–X–001 P01 for details of the attenuation tank.

Condition 17.

Please refer to the following Haigh Huddleston Associates drawings and documents for foul and surface water drainage details:

7567/004 L – Main road and sewer plan.

7567/005 C – Long sections.

7567/006 – Standard manhole details.

7567/007 – Manhole schedule.

7567/008 – Lateral manhole schedule.

7567/011 – Flow control manhole details.

7567/019 F – Flood routing plan.

7567/024 A – Section S104 plan.

SWS calculations – Rev G.

SWS Operations and Maintenance Itinerary.

Condition 18.

Please refer to the following Haigh Huddleston Associates information relating to storm events:

7567/019 F – Flood routing plan.

7567/035 B – Existing drainage plan.

7567/036 B – Proposed land drainage.

SWS calculations – Rev G

Condition 19.

Refer to SB Homes drawing Sk S 03 for temporary surface water drainage strategy .

Condition 20.

Refer to JCA Arboricultural Method Statement for tree protection.

Condition 21.

Refer to drawing Sk S 06 for details of bridge across the existing watercourse.

Condition 22.

Refer to manufacturers literature regarding the green retaining wall.

Condition 23.

Please refer to Ecological Design Strategy dated 27th July 2023 produced by Middleton Bell Ecology.

Condition 24.

Swift boxes, bat boxes and access holes for hedgehogs as detailed in the EDS will be built in as work proceeds – i.e. boxes will be built within the dwellings and holes cut in fences as they are erected.

Condition 25.

Refer to schedule of facing materials for walls, roof, windows and doors.

Condition 26.

Refer to drawing Sk S 05 for details of footpath links.

Condition 27.

Landscaping drawing to follow.

Condition 28.

External lighting details to follow.

Condition 29.

Refer to SB Homes drawing Sk 02 for phasing of the works and temporary arrangements for storage and collection of bins.

Condition 30.

Refer to Haigh Huddleston Associates drawing E19/7567/039 for details of improvement of pedestrian provisions off site.

Condition 31.

Refer to Haigh Huddleston Associates drawing E19/7567/039 for details of improvement of pedestrian provisions off site.

Condition 32.

This is a compliance condition.

Condition 33.

Refer to drawing Sk S 06 for locations/details of secure cycle storage.

Condition 34.

This is a compliance condition.

Condition 35.

This is a compliance condition.

Condition 36.

This is a compliance condition.

Condition 37.

This is a compliance condition.

Condition 38.

This is a compliance condition.

