

**(Discharging of Planning Conditions) attached to Approved application No:
2023/62/93657/E**

**ERECTION OF TWO DETACHED DWELLINGS WITH DETACHED GARAGES;
ALTERATIONS TO PUBLIC HOUSE WITH DWELLING ABOVE TO FORM ONE
DWELLING; ERECTION OF SINGLE AND TWO STOREY EXTENSION TO 201A
HALIFAX ROAD**

Please find attached an application to discharge Planning Conditions relating to the above site and planning approval.

We have listed the various conditions below relating to the Planning Approval and attach Forms, duly completed, together with other information and details appertaining to this Development but seek to discharge only the conditions that require discharging, namely: conditions 5, 6, 7, 12 & 13 as set out on the application form.

Condition 1 – Development to commence within 3 years of the Planning Permission Approval date.

Condition 2 - The Development will be implemented in accordance with the approved drawings and details as noted on the Approval Notice.

Condition 3 – Noted, extension to the former Shears Inn to utilise material to match host building.

Condition 4 – Noted, extension to 201a Halifax Road to utilise material to match host building.

Condition 5 - Material samples – Samples of stone to be used externally and roof slates as below.

Roofing Material:

Mannok Western Slate Interlock Smooth slates with matching ridge slates.



MANNOK

WESTERN SLATE

Mannok roof tiles are manufactured to the latest European standard BS EN 490. Every Tile produced carries with it the Kitemark seal of approval that confirms our products outstanding quality and appeal. Mannok roof tiles have sustained investment to manufacture roof tiles of outstanding quality, character and style.

DESCRIPTION

The Western Slate is a flat concrete interlocking tile with a smooth finish. Its thin leading edge and hidden interlocking features provides a slate like appearance when fitted at a truly economical price. It is available in the following colours: Slate Grey, Graphite, Matt Black, and Blue Black. Colours such as Clay Red and Turf Brown may also be available upon request.



Graphite



Clay Red



Turf Brown



Rustic Mix



Slate Grey



Rustic Mix

PACKAGING

No. of tiles per pallet - 192

FIXINGS

For a full range of fixing alternatives and requirements, please refer to BS 5534 (UK) and SR 82 (Ireland)

Nails	50mm x 3.35mm alloy ringshank
Batten Fixing	Standard Western Slate Range Tile Clip
Eave Fixing	Standard Western Slate Eave Clip
Verge Fixing	Standard Western Slate Verge Clip - Mortar bedding on mineral fibre strip Mannok dry verge system (individual units)

TECHNICAL PROPERTIES

Size	420mm x 334mm			
Minimum Pitch	17.5°			
Maximum Pitch	90°			
Minimum Headlap	17.5° - 22.5°	100mm (min)		
	above 22.5°	75mm (min)		
Maximum Gauge	345mm			
Linear cover	300mm - 302mm			
Covering Capacity	Headlap	Gauge	No. Tiles/m ²	
	75mm	345mm	9.7	
	100mm	320mm	10.5	
Surface	Smooth			
Weight (approx.)	at 320 gauge 55kg/m ²			
Weight (approx.)	5.3 tonnes per 1,000 tiles			
Nominal Batten size (mm)*	Rafter Centres (mm)			
	UK		ROI	
	≤450	451-600	≤400	401-600
	38x25	50x25	50x36	50x36
Battens required (nett)	3.1 metre/m ² (at 320mm gauge)			
Abutment	Secret Gutter (cover Flashing)			
Eaves	Standard Tile			
Ridge/Hip	457mm angle type, Ridge Tile butt-jointed			
Valley	Open metal valley / Open trough valley lead lining (or other approved lining)			

* Note: Refer to National Standard

New Stone for external walls of 2 new dwellings

Local sourced stone, nominally 150mm courses with ashlar cut stone head and cills.
(Example photo below.)



Condition 6. *Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwellings hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.*

See Drawing 3571 (0-) 15 Attached.

Condition 7. *Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.*

See Phase 1 Desktop Study ref C4477/24/E/6835 by Rogers Geotechnical Services Ltd.

Condition 8. As stated in the above Phase 1 DTS Section 4.2.1. No further Intrusive Investigate is required. Does not need discharging.

Condition 9. No further Action required / does not need discharging.

Condition 10. No further Action required / does not need discharging.

Condition 11. No further Action required / does not need discharging.

Condition 12. *Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.*

See Drawing 3571 (0-) 15 Attached.

Condition 13. Electric Charge Points

See Drawing 3571 (0-) 15 Attached.

Condition 14. Noted

Condition 15. Noted to be implement pre-occupation.