

Consultation Response from KC,
Highways Development Management

2024/93226 land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL

Discharge of details reserved by conditions 3 (Ecological Design Strategy), 4 (Condition Survey of Bierley Marsh), 6 (Construction Management Plan), 7,9 (Intrusive Investigation Phase2 SI), 14,15 (Boundary Treatment, Hard and Soft Landscape) on previous permission 2020/94345 (APP/Z4718/W/21/3289729) for erection of 5 dwellings

Date Responded:7-1-2025.

Responding Officer: Mark Berry.

Responding Ref: 8-8SE-10.

This application seeks approval to the discharge of details reserved by conditions 3 (Ecological Design Strategy), 4 (Condition Survey of Bierley Marsh), 6 (Construction Management Plan), 7,9 (Intrusive Investigation Phase2 SI), 14,15 (Boundary Treatment, Hard and Soft Landscape) on previous permission 2020/94345 (APP/Z4718/W/21/3289729) for erection of 5 dwellings at land at, St Luke's, Bierley Marsh, East Bierley.

4) Prior to the commencement of development, a conditions survey of that part of Bierley Marsh within the application boundary as shown on plan 19.157.101 shall be submitted to and approved in writing by the Local Planning Authority. On completion of the development, a second condition survey of the same part of Bierley Marsh shall be carried out to identify defects attributable to the construction traffic associated with the development, the findings of which shall be submitted to and approved in writing by the Local Planning Authority. Any damage that is identified to have occurred between the period of the two surveys shall thereafter be remedied prior to any dwelling being first occupied.

A pre-condition survey is provided by MCB Highways Solutions which show points of detail along the length of road to be surveyed but generally excludes the condition of the Bierley Marsh carriageway.

Further detail should be provided showing the condition of the Bierley Marsh carriageway.

This condition should not therefore be discharged.

6, Prior to the commencement of development, a Construction Management Plan shall be submitted to, and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

A construction management plan is provided produced by Liongate Construction.

The site arrangements are shown in Appendix A. Unfortunately, the document is copied in black and white and not colour and the key is therefore unclear. Can a coloured copy of Appendix A be provided.

The timings of deliveries should also avoid the peak drop off and pick up times for the nearby East Bierley Primary School.