MARTIN WALSH
ARCHITECTURAL

DISCHARGE OF CONDITION

APPLICATION REFERENCE: 2022/62/91299/E

ERECTION OF RESIDENTIAL DEVELOPMENT OF NINE DWELLINGS ON LAND ADJ TO 298 WHITECHAPEL ROAD, SCHOLES, CLECKHEATON BD19 6HW

Condition 4 – Remediation Strategy / Condition 5 - Remediation

Groundworks shall not commence until a Remediation Strategy by a suitable competent person has been submitted to and approved in writing by the LPA. The remediation strategy shall include a timetable for the implementation and completion the remediation measures.

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 4. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the PRA or the Phase 2 SI report is identified or encountered on site, all groundworks in the affected area (except for SI works) shall cease immediately and the LPA shall be notified in writing within 2 working days.

Please refer to the following Haigh Huddleston & Associates Report:

- *Remediation Method Statement (ref: E21/7893/MD/03) dated 11 June 25*

Condition 9 – Construction Method Statement

Prior to commencement of development including demolition and groundworks, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the LPA. The CMP shall include a timetable of all works, details of point(s) for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, wheel washing facilities within the site, lighting during construction works, hours of working, details of dust, noise and vibration suppression measures. The development shall be carried out in accordance with the CMP.

Please refer to the following:

- *Construction Method Statement (ref: GFWR-MWA-XX-XX-RP-A-0002) by MWA*
- *Road Condition Survey (ref: 2060) by Paragon Highways*

Condition 10 – Visibility Splay Drawing

Before development commences, the wall to the site frontage shall be set back to the rear of the proposed 2.4 x 43m visibility splays as shown on the approved plan and shall be cleared of all obstructions.

Please refer to the following information:
- MWA drawing No. 0200-S2-P1-Visibility Splay
- HHA drawing No. 7893-004A-Main Road & Sewer Plan

Condition 11 – Estate Road & Drainage

No development shall take place until a scheme detailing the proposed internal estate roads have been submitted to and approved in writing by the LPA. The scheme shall include full sections, drainage works, street lighting, signage, surface finishes and the treatment of site lines, together with am independent safety audit covering all aspects of work.

Please refer to the following HHA drawings:
- *7893-004A-Main Road & Sewer Plan*
- *7893-005-Road & Sewer Long Sections*
- *7893-006-01-Standard Manhole Details*
- *7893-006-02-Standard Wide Wall Manhole Details*
- *7893-006-03-Standard Manhole Construction Details*
- *7893-007-Manhole Schedules*
- *7893-009-Road Construction Details*
- *7893-035-Kerbing Plan*
- *7893-036-Surface Treatment Plan*
- *7893-040-Permanent Entrance Works*
- *7894-041-Temporary Entrance Works*

Please refer to the following:
- *Combined 1 & 2 Road Safety Audit by Meraki alliance (ref: MAL/WCRC/RSA12 Rev 0) dated Aug 25*

Condition 12 – Noise Assessment

Before construction work commences a report specifying the measures to be taken to protect the development from noise sources that are likely to affect the proposed development including road traffic and commercial premises shall be submitted to and approved in writing by the LPA.

The report shall:
- **(a) Determine the existing noise climate**
- **(b) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development**
- **(c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if req'd)**

Please refer to the following:
- *Noise Impact Assessment (ref: NIA-12030-12247) dated May 25 by ENS*