Date: 21 August 2017
Our Ref: 17/00185/DIS
Please ask for: Adele Hayes

Civic Offices
Union Street
Chorley
PR7 1AL

Mr James Lawson
213 Preston Road
Whittle-le-Woods
Chorley
PR6 7PS

Discharge of Conditions

Dear Mr Lawson,

Proposal: Application to discharge conditions numbered 4 (building materials), 5 (hard surfacing materials), 12 (dwelling emission rate calculations), 13 (SAP assessment completed), 17 (land contamination), 18 (foul drainage scheme), 19 (surface water scheme), 20 (root protection construction method), 21 (construction method statement) attached to planning permission 14/01331/FUL which was for the demolition of the former Windmill Hotel to facilitate the development of 9no. apartments, associated car parking and access.
Location: The Windmill Hotel 311 The Green Eccleston Chorley PR7 5TJ
Reference: 17/00185/DIS

I write with reference to your application detailed above and can confirm the following;

Condition 4 – Samples of materials

I can confirm that the submitted samples are acceptable.

For the avoidance of doubt the approved materials are:

Facing brick – Hoskins Blenheim (Red Multi) and Terca Todhills Durham Dark Multi Stock
Roof – Lagan Tile (Anthracite)

The development shall be built in materials which are consistent with these samples to ensure that the requirements of this condition are met in full.

The condition is, therefore, discharged on this basis.

Condition 5 - Hard surfacing materials

I can confirm that the submitted samples are acceptable.

For the avoidance of doubt the approved materials are:

Access Road - Tarmac
Paving - Wyresdale Smooth Paving (Natural)
Parking spaces – Wyresdale Abbey Setts Tumbled (Rustic)

The development shall be surfaced in materials which are consistent with these samples to ensure that the requirements of this condition are met in full.

The condition is, therefore, discharged on this basis.

Condition 12 - Dwelling emission rate calculations

The dwelling designs, details and intended specifications have been assessed by an accredited SAP Assessor and appropriate calculations carried out and produced in accordance with the procedures. The SAP calculation results indicate that the Dwelling Emission Rates will be at least 19% better than that required under 2013 Building Regulations.

I can confirm that the submitted SAP calculations and design reports are acceptable and the condition is, therefore, discharged on this basis.

Condition 13 - SAP assessment

The dwelling designs, details and specifications have been assessed by an accredited SAP Assessor and appropriate calculations carried out and produced in accordance with the procedures.

The results of the assessment has generated a predicted Energy Performance Certificate, which indicates that the dwellings have achieved the required Dwelling Emission Rate.

I can confirm that the SAP Energy Performance Certificates that has been submitted are acceptable and sufficient information has, therefore, been submitted to discharge the condition.

Condition 17 - Land contamination

The Phase 1 desk study report (16-10-07 Revision 0 DECEMBER 2016), submitted on 16 February 2017, is acceptable. Section 9 of the report outlines 'Proposed Further Investigation' or 'Proposed Remediation In Lieu of Site Investigation'. I note that your client's preference is to carry out the remediation measures detailed in Section 9 Table 15.

I can confirm that this is acceptable and the condition is, therefore, discharged on this basis.

Condition 18 - Foul drainage scheme

The foul drainage scheme, identified on drawing numbered 16-144-2 Rev A, received on 4 July 2017, is in line with United Utilities requirements.

The foul drainage shall be carried out in accordance with this plan in order to fully discharge this condition. The condition is, therefore, discharged on this basis.

Condition 19 - Surface water drainage scheme

I note that site investigations were undertaken to establish whether soakaways were an option on this site but because of the stiff clay that was found, at around 600-900mm, this is not feasible.

The surface water drainage scheme is identified on drawings that were received on 4 July 2017 as detailed below:

Drainage Layout and Car Park Levels (Ref.16-144-2 Rev. A)
Surface Water Impermeable Area Plan & Manhole Schedule (Ref.16-144-3)

The scheme involves feeding into the existing surface water sewer with a restriction of 5l/s which is accepted as the best outcome and is also acceptable to United Utilities. The County Council, as the Lead Local Flood Authority has also confirmed, following the submission of additional information, that this is acceptable.

The surface water drainage shall be carried out in accordance with these plans in order to fully discharge this condition. The condition is, therefore, discharged on this basis.

Condition 20 - Root protection construction method

The construction of parking spaces 5, 7 and 7, which are located within the root protection area of a retained tree, shall be undertaken using a Geosynthetics Cellweb Root Protection System.

The condition is, therefore, discharged on this basis.

Condition 21 - Construction method statement

The construction method and management statement, received on 16 February 2017, covers hours of operation, dust suppression and vehicle wheel cleaning procedures. The statement appears to be appropriate for the development and is broadly in line with Chorley Councils "Code of Practice for Construction and Demolition".

I can confirm, therefore, that the construction method and management statement is acceptable and shall be implemented and adhered to during the construction of the development. The condition is, therefore, discharged on this basis.

All contractors should be advised of the parking arrangements and the hours of working that are set out in the document.

I trust that this clarifies matters, however, if I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

Chief Planning Officer
Chorley Council