

Planning Application No. 22/00509/FUL

Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings (resubmission of 20/01087/FUL).

Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT

Application to Discharge the Planning Conditions as follows:-

Condition No. 4 – External Facing & Roofing Materials.

The proposed external facing materials are as follows:-

- Facing brick extension to Unit 2 – Ibstock Cheshire Pre War clay common bricks.
- Facing brick repairs to Unit 2 – in the first instance any spalled bricks are to be removed and turned round if suitable; if not, then any existing bricks salvaged from the demolition of the interior walls to be cleaned, dressed and used; on the exhaustion of available salvaged bricks new Ibstock Cheshire Pre War clay common bricks are to be used.
- Facing brick repairs to Units 3 & 4 - in the first instance any spalled bricks are to be removed and turned round id suitable; if not, then any existing bricks salvaged from the demolition of the interior walls to be cleaned, dressed and used; on the exhaustion of available salvaged bricks new Ibstock Cheshire Pre War clay common bricks are to be used.
- Facing brick walls to Units 5 & 6 - Ibstock Cheshire Pre War clay common bricks.
- Facing brick plinths to Garages generally - Ibstock Cheshire Pre War clay common bricks.
- Mortar for brickwork – in all instances the mortar shall be lime sand mortar, using 3 parts lime, 3 parts sand and 1 part cement maximum; the joints would be pointed flush, or slightly recessed by 1-2mm only and brushed off. The joints would not be recessed in the normal sense, nor would they be weather struck pointing.



Example of 73mm Cheshire Pre-War clay common bricks

- Timber board cladding to Units 5 & 6 – larch or cedar untreated vertical timber cladding, 21x146mm boards fixed with 60mm stainless steel ring shank nails on 50x38mm treated softwood battens fixed to blockwork masonry external wall.
- Timber board cladding to Garages generally - larch or cedar untreated vertical timber cladding, 21x146mm boards fixed with 60mm stainless steel ring shank nails on 50x38mm treated softwood battens fixed to blockwork masonry external wall.



Example of vertical timber cladding

- Roof coverings to Unit 2, 3 & 4 – 500x250mm dark grey natural Spanish slate on 50x25mm treated softwood battens.
- Roof Coverings to Units 5 & 6 - 500x250mm dark grey natural Spanish slate on 50x25mm treated softwood battens.



Example of natural dark grey slate

Condition No. 5 – Windows, Doors, Rooflights, Rainwater Goods.

The proposed details of the above components are as follows:-

- Windows to Units 2, 3, 4, 5 & 6 – to be treated pre-finished engineered timber windows with panes split into 4 by glazing bars to a similar proportion as the windows to the existing farm house. The colour of the windows is to be Farrow & Ball French Gray.



Example of pre-finished engineered timber windows with glazing bars

Window pane proportions to be similar to the existing farmhouse



Colour of windows to be French Gray, or similar



Example of windows and doors in Farrow & Ball French Gray

- Doors to Units 2, 3, 4, 5 & 6 – to be engineered timber pre-finished doors and frames in French Gray to match the windows; the front doors are to be solid or partly glazed and the rear doors to be partly glazed or fully glazed with glazing bars of proportions to match the windows.
- Rooflights to Units 3 & 4 – Velux rooflights MK08 780x1400mm dark grey aluminium finish externally and white polyurethane finish internally.



Example of Velux rooflight in recessed slate flashing kit

- Rainwater goods to Units 2, 3, 4, 5 & 6 – Polypipe black coloured uPVC half round gutters with round rainwater pipes.
- Garage doors to Garages generally – Purpose made treated timber boarded side hung hinged doors.

Example of vertical board garage doors but to be manufactured from vertical larch/cedar boarding left un-finished



- Rainwater goods to garages generally - Polypipe black coloured uPVC half round gutters with round rainwater pipes.

Condition No. 6 – Specification Statement for Masonry Repairs.

The work methodology specification statement in respect of the general masonry repairs to Units 2, 3 and 4 has been prepared and issued as a separate document file, “D410 Masonry Repairs”, including descriptions of the works, as well as annotated drawings indicating the areas of work involved; drawing numbers D410/P15, P16 and P17.

Condition No. 7 – Site Entrance Visibility Splays.

The visibility splays at the entrance of the access drive and extending along the highway are indicated on the access drive/highways drawing; drawing No. D410/P19A.

Condition No. 8 – Site Entrance at Highway Access/Egress.

The hard surfacing at that part of the access drive extending into the site, minimum distance of 5m, is indicated on the access drive/highways drawing; drawing No. D410/P19A. The hard surfacing is to be finished in tarmacadam.

Condition No. 9 - Site Access/Egress Arrangements.

The site entrance, visibility splays, private access drive, vehicle parking, garages for each unit and associated turning provisions for both private vehicles as well as emergency services and refuse collection vehicles are indicated on the access drive/highways drawing; drawing No. D410/P19A.

The private access drive has been designed to provide suitable turning heads generally in accordance with LCC Residential Road Design Guidance.

Provisions for the collection of waste have been provided and the access way has been designed with the turning of refuse vehicles in mind as noted on drawing No. D410/P19A; in addition, the access way design takes note of the recommended refuse/waste carry distances for both occupiers and refuse collection operatives.

The access drive has also been designed with regard to the access and turning of emergency services vehicles, all in accordance with Building Regulations Approved Documents at the requirements of Lancashire Fire and Rescue Service.

In addition, the temporary position in respect of the construction phase has also been considered; proposed locations for contractor’s vehicle parking, material deliveries, materials storage and such like are indicated on drawing No. D410/P18.

Condition No. 10 – Bat Licence and Mitigation Measures.

The ecological consultants, Tyrer Ecological Consultants, have submitted an application for a suitable bat licence to Natural England, which has been granted. A copy of the bat licence issued is included with this application.

Condition No. 12 – Method Statement for Barn Owls.

The report supplied by Tyrer Ecological Consultants dated 11th November 2022, issued as a separate document, is considered to address all the relevant issues and provides ample information as appropriate in order to discharge this planning condition.

Condition No. 14 – Reasonable Avoidance Measures concerning Great Crested Newts.

The report supplied by Tyrer Ecological Consultants dated 11th November 2022 issued as a separate document is considered to address all the relevant issues and provides ample information as appropriate in order to discharge this planning condition. This should also be read in conjunction with the Reasonable Avoidance Measures Statement in respect of great crested newts issued by Tyrer Ecological Consultants.

Condition No. 15 – Landscaping Scheme.

The general landscaping scheme is indicated on drawing No. D410/P20; this indicates all hard and soft landscaping as well as all boundary treatments to the various residential units. This drawing also indicates the trees, shrubs and hedges to be retained as well as any new planting; the drawing should be read in conjunction with the Arboricultural Impact Assessment report included with the application.

Condition No. 16 – Biodiversity Enhancement Measures.

The report supplied by Tyrer Ecological Consultants dated 11th November 2022, issued as a separate document is considered to address all the relevant issues and provides ample information as appropriate in order to discharge this planning condition.

Condition No. 17 – Tree Protection Measures.

The location of all appropriate tree protection measures are indicated on drawing No. D410/P20, as well as being detailed within Appendix 4 of the Arboricultural Impact Assessment report dated 3rd September 2020, providing details of the specification of the protection fences. All such tree protection measures are to be erected prior to any works commencing within that particular area.

Condition No. 18 – Vibration Monitoring Scheme.

We have consulted with Cadent in connection with the vibration monitoring and provided further details in respect of the anticipated dismantling and de-construction of the existing buildings confirming the work methodology for this, as is evident in the attached De-Construction Statement. We have subsequently received an amended consultation response from Cadent confirming that they now have no objection to the development; a copy of the letter dated 24th August 2021 is appended herewith.

Condition No. 19 – Surface Water Run-Off Regulation.

The surface water drainage system in general collects the surface water run-off, which is discharged to a surface water attenuation system storage area, which has a restricted outflow to restrict the rate of surface water discharge to the required rate. The surface water is then discharged to the adjacent water courses at the reduced rate.

A specialist drainage engineering consultant has been employed to design the surface water drainage system and attenuation storage system, details of the design, impact assessment and drainage layout is evident from the attached drainage impact assessment report and detailed site drainage layout plan, which also contains specification details of the surface water attenuation storage crates and the restricted outflow chambers.

Condition No. 20 – Foul & Surface Water Drainage.

The foul and surface water drainage systems are to be on separate systems and not combined at any point; other than the clean water discharge from the package sewage treatment plan enters the surface water outfall. In general, the foul water drainage collects the waste water effluent, which is discharged to packaged sewage treatment plants in order to sufficiently treat the sewage with the clean water run-off being discharged to the adjacent water courses via the surface water outfall.

A specialist drainage engineering consultant has been employed to design the foul and surface water drainage system, details of the design, impact assessment and site plan drainage layout is evident from the attached drainage impact assessment report and drainage layout plan, which also indicates the locations and specifications of the required packaged sewage treatment plants to be adopted.

Condition No. 21 – Building Recording Analysis & Reporting.

The Applicant has appointed a suitably qualified archaeological consultant specialising in building recording and commissioned the company to carry out the building recording. In the first instance please find attached their Written Scheme of Investigation for your consideration. The archaeological consultants have proceeded and have already carried out the building recording report in advance of the approval of this condition and hence, the building recording report dated June 2022 is attached herewith.

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10th August 2023