



WeWork
Dalton Place
29 John Dalton Street
Manchester
M2 6FW

email: manchester@iceniprojects.com
web: www.iceniprojects.com

Rossendale Brough Council
Business Centre
Futures Pk
Bacup
OL13 0BB

1st December 2023

LF – 22/423
BY PLANNING PORTAL

To whom it may concern,

ALL SAINTS HIGH SCHOOL, RAWTENSTALL, ROSSENDALE
PLANNING APPLICATION REF. 2023/0103 – DISCHARGE OF PLANNING CONDITIONS

I write on behalf of my client, Tilbury Douglas Construction Ltd, to submit an application to discharge the pre-commencement conditions attached to permission ref. 2023/0103.

I set out below a summary table of the conditions and the documents that have been submitted to the local authority for review.

Condition	Information Submitted
<p>5. Further site investigation works</p> <p><i>Notwithstanding any information submitted with the application, no development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:</i></p> <ul style="list-style-type: none"> - A revised Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey. - A detailed schedule of site investigation works, including full details of the proposed site investigation to be undertaken on site and a phasing plan / timetable setting out when it is to take place during the construction and demolition works associated with the approved development. <p><i>Where potential risks are identified by the Preliminary Risk Assessment, a full Phase 2 Site Investigation report and a contaminated land remediation strategy (including verification plan) covering any given phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works on that phase of the development. The Phase 2 investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment.</i></p>	<p>Please refer to the submitted Construction Phasing document prepared by James Blyth, Director at SoilSafe.</p> <p>James has liaised with Martin Plant (the Council's Environmental Health consultee) about this matter in advance, therefore we trust that the submitted document addresses the condition fully.</p>

<p><i>Each phase of the development shall thereafter be carried out in full accordance with the duly approved remediation strategy for that part of the development.</i></p>	
<p>8. Construction Management Plan</p> <p><i>No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:</i></p> <ul style="list-style-type: none"> • <i>24 Hour emergency contact number.</i> • <i>Details of the parking of vehicles of site operatives, school staff and visitors for the full construction/demolition period.</i> • <i>Details of loading and unloading of plant and materials.</i> • <i>Arrangements for turning of vehicles within the site.</i> • <i>Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.</i> • <i>Measures to protect vulnerable road users (pedestrians and cyclists).</i> • <i>The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.</i> • <i>Wheel washing facilities.</i> • <i>Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.</i> • <i>Measures to control the emission of dust and dirt during construction.</i> • <i>Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.</i> • <i>Construction vehicle routing.</i> • <i>Hours of vehicle deliveries and movements to and from the site.</i> <p><i>The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.</i></p>	<p>Please refer to the submitted documents:</p> <ul style="list-style-type: none"> • CEMP Methodology document • Site Compound Layout plans (for both the construction and demolition phases). <p>Please note that the phone number for the emergency contact number is not yet confirmed (as the staff appointed to the construction phase of this project is not yet confirmed). Therefore, a 24hr emergency contact number will be placed on signs on the site hoarding once construction starts.</p>
<p>12. Detailed Drainage Strategy</p> <p><i>No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.</i></p> <p><i>The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and outline surface water sustainable drainage strategy submitted (SRP1051-AJP-ZZ-XX-T-C-3000, 222-089, Rev P03, 20/04/23, AJP) and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</i></p> <p><i>The details of the drainage strategy to be submitted for approval shall include, as a minimum:</i></p> <p>a) <i>Sustainable drainage calculations for peak flow control and volume control for the:</i></p> <p>i. <i>100% (1 in 1-year) annual exceedance probability event;</i></p>	<p>Please refer to the submitted documents prepared by AJP:</p> <ul style="list-style-type: none"> • SRP1051-AJP-ZZ-00-D-C-1000-P08 - Outline Drainage Strategy • SRP1051-AJP-ZZ-00-D-C-1001-P01 - Exceedance Flow Paths • SRP1051-AJP-ZZ-00-D-C-1001-P01 - Exceedance Flow Paths

ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep.
 Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;

ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels to include all existing and proposed surface water drainage systems up to and including the final outfall;

iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;

iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;

v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;

vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;

vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the existing on-site surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

13. Construction Surface Water Management Plan

No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and storm water will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

a) *Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.*

b) *Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.*

Please refer to the submitted documents prepared by Tilbury Douglas:

- All Saints Water Management Plan - Mark Up
- CEMP Appendix D Water Management Plan
- Permit to Pump or Discharge Guidance
- Permit to Pump or Discharge (application form)
- Toolbox Talk documents:

<p><i>The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.</i></p>	<ul style="list-style-type: none"> ○ R33-02 SUST 02 Working Near Water (R33-02) Toolbox Talk ○ R33-03 SUST 03 Silt (R33-03) Toolbox Talk ○ R33-04 SUST 04 Fuel and Chemical Storage (R33-04) Toolbox Talk ○ R33-31 SUST 31 Disposal of Wash Down Water (R33-31) Toolbox Talk ○ R33-33 SUST 33 Interceptor Drip Trays (R33-33) Toolbox Talk ○ R33-46 SUST 46 Plant Nappies and Enviropads 15102020 Toolbox Talk ○ Spill Kit and Response ○ TBT ENV 03 Spill Response
<p>17. RAM Statement</p> <p><i>Prior to commencement of any clearance works or earthworks on site, a reasonable avoidance measures method statement for badger and hedgehog (including an updated badger survey) shall be submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>The development shall thereafter be implemented in accordance with the approved statement / details.</i></p>	<p>Please refer to the submitted RAM document prepared by Amenity Tree.</p>
<p>21.Updated AIA</p> <p><i>No development shall take place until an updated Arboricultural Impact Assessment report (including accurate information regarding trees G2) and an updated Arboricultural Method Statement (including an updated Tree Protection Plan) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</i></p> <p><i>No development shall be carried out until all the retained trees within the site as shown on the Tree Protection Plan, have been protected in accordance with the approved details. Such protection shall remain until all development is completed and no work,</i></p>	<p>Please refer to the submitted AIA prepared by Amenity Tree.</p>

<i>including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.</i>	
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Application Package

The following documents have been submitted in support of this application to discharge conditions:

- SOILSAFE Construction Phasing - Ground Investigation Methodology Plan
- CEMP Methodology All Saints Rev 2
- Site Compound Layout
- Demolition Phase- Hoarding Measures
- SRP1051-AJP-ZZ-00-D-C-1000-P08 - Outline Drainage Strategy
- SRP1051-AJP-ZZ-00-D-C-1001-P01 - Exceedance Flow Paths
- SRP1051-AJP-ZZ-00-D-C-1001-P01 - Exceedance Flow Paths
- All Saints Water Management Plan - Mark Up
- CEMP Appendix D Water Management Plan
- Permit to Pump or Discharge Guidance
- Permit to Pump or Discharge (application form)
- R33-02 SUST 02 Working Near Water (R33-02) Toolbox Talk
- R33-03 SUST 03 Silt (R33-03) Toolbox Talk
- R33-04 SUST 04 Fuel and Chemical Storage (R33-04) Toolbox Talk
- R33-31 SUST 31 Disposal of Wash Down Water (R33-31) Toolbox Talk
- R33-33 SUST 33 Interceptor Drip Trays (R33-33) Toolbox Talk
- R33-46 SUST 46 Plant Nappies and Enviropads 15102020 Toolbox Talk
- Spill Kit and Response
- TBT ENV 03 Spill Response
- All Saints Badger Hedgehog Report RAMSv1
- All Saints AIA rev v4

Summary

We trust that the enclosed documentation is helpful in providing the information required to discharge the conditions attached to permission ref. 2023/0103. Should you require any further information please don't hesitate to contact me via mobile phone or email.

Yours sincerely,

Lucy Furber
SENIOR PLANNER