

Conditions Discharge Supporting Document (22/00292/FUL)

19 Norman Street

Hyde

Greater Manchester

SK14 1PW

Existing dwelling to be split into two to create two self contained dwelling houses. Existing rear conservatory to be demolished and replaced with rear extension.

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This Supporting Document is submitted by 'Planning Management Ltd' to Tameside Borough Council on behalf of the applicant Ms Doly Amina to discharge conditions attached to planning permission 22/00292/FUL. Planning permission was granted on 04th August 2022 and consented for the "Existing dwelling to be split into two to create two self contained dwelling houses. Existing rear conservatory to be demolished and replaced with rear extension."

This application seeks consent for the discharge of the following conditions;

5. Secure Cycle Storage

6. Surface Water Drainage Scheme

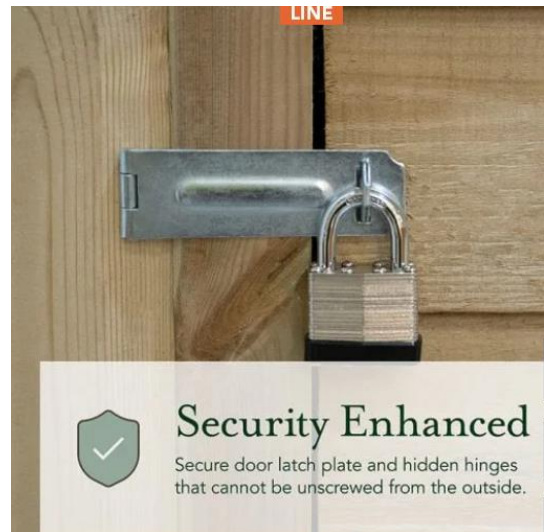
The applicant would like to work with the Council in order to secure approval for the proposed use.

I trust everything is in order and that the application can be progressed without delay. If you have any queries, please do not hesitate to contact me.

5. SECURE CYCLE STORAGE;

'No part of the dwelling hereby approved shall be occupied until details of the secured cycle storage provision to serve the dwelling have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage and details of the means of enclosure. The secured cycle storage arrangements shall be implemented in accordance with the approved details prior to the occupation of the development and shall be retained as such thereafter.

Reason : To ensure adequate cycle storage'.



A new pressure treated double door overlap timber shed would be positioned within the site which would provide secure cycle provision. The shed would be secured latch plate lock. A separate site plan has been submitted which shows positioning and dimensions of the proposed shed.

6. SURFACE WATER DRAINAGE SCHEME

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The strategy shall demonstrate that foul water and surface water shall be drained from the site via separate mechanisms and shall detail existing and proposed surface water run-off rates. The strategy shall also include details of on-going management and maintenance arrangements. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason : To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the National Planning Policy Framework.

[A separate Site Plan and Drainage Scheme which show the detailed surface water drainage at the site has been submitted with this application.](#)