

John Wilson

Planning Department
Blackburn with Darwen BC
Town Hall
Blackburn BB1 7DY

Ref 1567LBwDBC180228

Date 23rd February 2018

Dear Sir,

1567 Harwood Street
Appeal Ref: APP/M2372/W/15/3014898

Please find attached our application to discharge pre-commencement conditions for the above application.

Our comments on each condition are as follows.

Condition 3 - Prior to the commencement of the development hereby approved, samples of all external walling, roofing materials, boundary treatments and their colour to be used in the construction of the building work shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

The development has been built with the following materials:

Front elevation	Marshalls Cromwell Reconstructed York Stone Pitched Face walling Brochure attached Black/Brown window upvc frames and Fascia Boards and soffits Black OG Guttering and Round RWP
Gable elevations	Buttermilk K Render
Rear Elevations	Buttermilk K Render, White UPVC Frames
Garden	Tanalised timber decking and overlap fencing

Physical samples can be provided if required.

Condition 4 Prior to the commencement of construction works on site, the developer shall submit to the Local Planning Authority for written approval: i. Two copies of a comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Detailed proposals for subsequent site investigation based on the CSM shall be included as appropriate. The developer will be advised by the Local Planning Authority in writing whether any further site assessment is required and of the scope of these further investigations. ii. If required by the Local Planning Authority following the comprehensive

desk top assessment, the further site investigations shall be undertaken in full. Two copies of the findings of the further site investigation work, including an appropriate assessment of risks to both human health and the wider environment, arising from contaminants in, on or under the land (including ground gas) will be submitted to the Local Planning Authority for approval. Where unacceptable risks are identified, an updated CSM, remedial options appraisal and detailed remediation scheme shall also be presented for approval. The approved scheme shall be implemented in full.

See attached report from PSA Design.

Condition 5 Prior to the first occupation of the development, the developer must submit two copies of a comprehensive validation report to the Local Planning Authority for written approval. The report shall demonstrate effective remediation in accordance with the agreed remediation scheme and detail reporting arrangements to the Local Planning Authority of the results of any ongoing site monitoring. All the installed remediation must be retained and the reporting arrangements followed for the duration of the approved use.

No remedial works is required and hence no further action required.

Condition 7 Prior to commencement of the development hereby approved, a drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to the first occupation of the approved development.

See attached plan 1567 BR01 rev A showing the as-built drainage agreed with N Bargh BwDBC Building Control.

Condition 8 Prior to commencement of the development hereby approved, an obscured glazing sample shall be submitted to and approved in writing by the Local Planning Authority. The approved glazing shall be installed in the windows on the south-east facing gable elevation facing 87 Harwood Street at ground and first floor levels prior to first occupation of the dwelling and permanently retained thereafter.

This window has been omitted from the completed scheme.

Yours faithfully,

Charles Stanton RIBA
for and on behalf of Stanton Andrews Ltd.