

23/0460/CND - Cob Lane, Kelbrook

Condition 3 - Amended details of proposed materials have been submitted with natural stone and natural slate now proposed. The amended materials are acceptable.

Condition 9 - The tree protection fencing has now been erected, this is to be inspected by the Council's Environment Officer to confirm it is acceptable.

Condition 13 – A report consolidating the information previously received as separate documents has been received.

Condition 17 - Amended plans have been submitted showing the dropped kerb crossing points with tactile paving required by LCC Highways. LCC Highways have been reconsulted.

It is recommended that the discharge of the conditions is delegated subject to the withdrawal of LCC Highways objection and confirmation from the Council's Environment Officer that the tree protection fencing has been acceptably erected.

RECOMMENDATION: Delegate Discharge of Conditions 3, 5, 9, 12, 13, 16, 17 & 23

Condition 3 (Materials) The proposed materials of the windows and doors and amended details of wall and roof materials received 05/08/2024 are acceptable. The condition is discharged subject to implementation.

Condition 5 (Levels/sections of site) The submitted details of proposed levels are acceptable. The condition is discharged subject to implementation.

Condition 9 (Protective Fencing) The submitted tree protection plan is acceptable, the protective fencing has been acceptably erected in accordance with the plan. The condition is discharged subject to implementation.

Condition 12 (Drainage Strategy) The submitted details and additional clarification received 11/08/2023 are acceptable. The condition is discharged subject to implementation.

Condition 13 (Construction Surface Water Management Plan) the Surface Water and Silt Management Plan (Ref: 11951 R01 (01)) is acceptable. The condition is discharged subject to implementation.

Condition 16 (Construction Method Statement) The submitted construction method statement is acceptable subject to revised hours of operation of 8am to 5:30pm Monday to Saturday. The condition is discharged subject to implementation.

Condition 17 (Site access and off-site highway works) The submitted details of site access and off-site highway works received 02/08/2024 are acceptable. The condition is discharged subject to implementation.

Condition 23 (Affordable Housing) A Section 106 agreement for a contribution for the provision of two off-site affordable dwellings has been signed in accordance with the condition. The condition is fully discharged.