

Planning Conditions Statement

Lower Abbott House

Abbott Brow, Mellor, BB2 7HU

Planning Application ref. 3/2025/0739



ecology

Bat and Bird Boxes

- previous condition no.3 to approval ref.3/2022/0449

"Notwithstanding the submitted details, no further development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern (artificial bird nesting boxes and artificial bat roosting sites) have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird and bat species site plan and there shall be at least 1 nest brick and 2 bat boxes on north or east facing elevations on that development. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird and bat boxes shall be incorporated into the dwelling during the construction and be made available for use before the dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details".

Proposed bat and bird boxes provision as illustrated to proposed elevation drawing (no.2527/11 rev.E).

To be 'Vivara Pro' built-in woodstone bat box and Schwegler wall mounted bat shelter, as recommended by the NHBS.

Photographic Record

- previous condition no.4 to approval ref.3/2022/0449

"No further development, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a photographic record of the remaining building. This shall include what remains of the fireplaces etc. The record shall be submitted to the Local Planning Authority prior to the occupation of the dwelling hereby approved".

The applicant has previously confirmed that a photographic record, fully in accordance with the stipulated requirements, would be made of the remaining building. It is our understanding that this photographic record will be submitted to the Local Authority prior to the dwelling being occupied.



walls - natural stone

Materials

- previous condition no.6 to approval ref.3/2022/0449
"Notwithstanding the submitted information, precise specifications of wall, roof, window, door and rainwater goods materials (including surface finish) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The works shall then be implemented in full and in accordance with the approved materials details and before first occupation of the dwelling".

The 'main house' portion of the development (similar position to the former Lower Abbott House) will be finished to follow the appearance of the former Lower Abbott House. The southern portion is to have a more contemporary appearance.

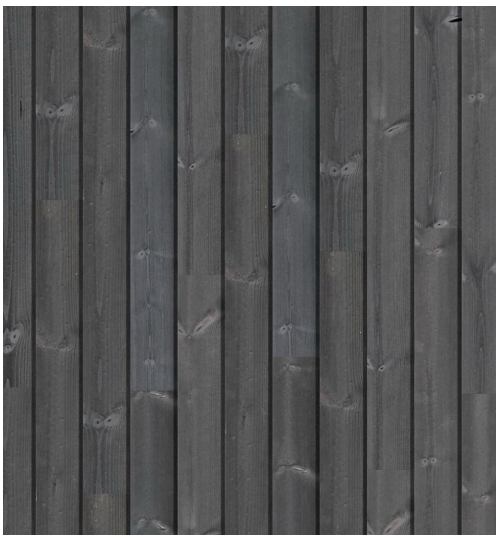


walls - render

Walls

- 'Main house' - walls to the north, east and west elevations will be finished in coursed natural stonework either reclaimed from site or to match existing facing stonework to the previous Lower Abbott House. Dressed stone heads and cills to openings. The wall to the south elevation of the 'main house' is to have a render finish (acrylic), colour - 'off white' (eg Sto 'ITS white').

- 'Contemporary rear outrigger' - walls are to be finished in black/grey timber boarding.



walls - black/grey timber boarding

continued overleaf ...



roof - natural slate

Roof

Natural slate - to match roof covering to original property
Either reclaimed from site, or to match existing roof covering to the former Lower Abbott House.

Windows and doors

All windows will incorporate double glazed units to BS.6262.
- polyester powder coated aluminium system, colour 'black'.

Rainwater goods

- cast iron or aluminium, colour 'conservation black'.



windows



rainwater goods

