



DISCHARGE OF CONDITION

REBUILD OF AN OUTBUILDING AND LINK EXTENSION CONNECTING IT TO THE HOUSE
Horwich Lodge, Eccles Road, Whaley Bridge, SK23 7EW

STATEMENT

1811.Db.04

April 2026

The application is for the discharge of Conditions 4, 5 and 6 of planning permission ref HPK/2023/0523 dated 25 January 2024.

Condition 4 – Window and Door detail

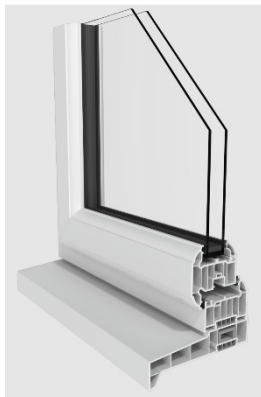
Windows and glazed doors as shown on elevation drawing 1811.BR02.



Windows and doors to be Chartwell Green.

'Hit and Miss' windows to be painted timber with 200 x 100 frames. At living room (south elevation), the frame to be set back 20mm; at the study (east elevation) the frame to be set back 140mm.

Casement window, tilt and turn windows and bifold doors to be upvc (as existing house) with 90-100mm set back.;



<https://www.liniar.co.uk/upvc-windows/casement/70mm-casement-window>

<https://www.liniar.co.uk/upvc-windows/tilt-and-turn/70mm-tilt-turn-window>

<https://www.liniar.co.uk/upvc-doors/bi-fold>

Condition 5 – Precautionary inspection for roosting bats

An inspection for roosting bats has been carried out prior to demolition as more than 2 years had lapsed since the previous inspection. Please find attached Report from Rachel Hacking Ecology.

No sign of bats was found and therefore no mitigation required.

Due to historical bird nesting, provision of an artificial swallow nest cup is required. If demolition is to take place between March and August, a nesting bird check should be undertaken.

Condition 6 – Bat and Bird Boxes

Please refer to drawing 1811.PL07 for bat and bird box locations.