



Enquiries to: Bill Topping

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Planning

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Paul Kemp
Acting Assistant Director
Investment & Regeneration

Date: 22-Dec-2016

Our Ref: 2016/44/92974/E

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Discharge of conditions 3. (materials) 4. (boundary treatments) 5. (landscaping) 7. (drainage) 9. (surface water discharge) 10. (drainage) 11. (surface water flow) 14. (Phase II Intrusive Site Investigation Report) 19. (parking turning) 22. (demolition) & 23.(delivery and despatches) on previous permission no.2013/90497 for erection of new industrial units

**Magma Ceramics, Low Road, Earlsheaton, Dewsbury, WF12 8BU
Application Number: 2016/44/92974/E**

I write with reference to your application to discharge the conditions for the above development as submitted on 05-Sep-2016.

Condition 3. Samples of Materials: I can confirm that the use of Kingspan- Insulated Roof and Walling is acceptable as is the colour blue, and this satisfactorily discharges this condition.

Condition 4. Boundary Treatments. I can confirm that the use of the 1.8m green coated fencing, as used on neighbouring greenway, is acceptable, and satisfactorily discharges this condition.

Condition 5: Landscape details. I can confirm that the details submitted by Landcare on drawing no 0618-1, are acceptable, and as such satisfactorily discharge this condition.

Condition 7.Drainage Details I can confirm that the details contained on the drawing EWE/1978/01/A, and the EWE Drainage Report-September 2016, are acceptable, and satisfactorily discharge this condition.

Condition 8: Separate Drainage: The proposal satisfies this condition.

Condition 9: Flow Restriction and Surface Water Attenuation. The documentation mentioned in Condition 7 justifies a discharge rate of 30.8l/s. This needs to be indicated on the drawings along with the flow control type selected MD4-Hydro International. Subject to the receipt of this clarification the condition can be satisfactorily discharged.

Condition 10: Flood Routing. It is not clear how this is to be managed, and further information and clarity is required before this condition can be discharged.

Condition 11: Interceptor for the car parks. No interceptor appears to have been provided as part of the scheme. This is unacceptable and the condition cannot be discharged.

Condition 14: Phase 2 Land Contamination Report. I can confirm that the Phase 2 report ref 16-05-06, by Demeter Environmental Ltd, is acceptable, to discharge this condition. The remediation recommended in that report is also satisfactory, but still needs to be submitted as part of Remediation Strategy, that would also include a timetable for the completion of the implementation of the approved measures, and subsequently a Validation Report .

Condition 19: Phasing plan. the details submitted with respect to the phased delivery of the site are acceptable, and satisfactorily discharge this condition.

Condition 22: It is accepted that there is an approved Demolition Notice, however the information needed to discharge this condition is still required, given the after use of this area as parking. This condition cannot be discharged.

Condition 23: Time periods for dispatch and delivery. The proposed hours of use for delivery / dispatch of
- 08.00am-18.00 pm,
Are acceptable, and satisfactorily discharge this condition.

I hope this letter is of use, but if you have any queries please do not hesitate to contact Bill Topping on the above address.

Yours faithfully.

Bill Topping

Major Developments Officer



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