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Our Ref: 2016-040
Your Ref: -

Planning Services
Kirklees Council
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

26th April 2017

Dear Sir/Madam,

Town & Country Planning Act (1990)
Town & Country Planning (Development Management Procedure) (England) Order 2015
Discharge of conditions 4, 12, 13 & 14 of 2016/92385 and condition 5 of 2016/92574
Leeds Road Retail Park, Huddersfield, HD1 6PF

Planning Portal references: PP-06023407 & PP-06023257

Please find enclosed two applications, submitted on behalf of Coal Pension Properties Limited, to discharge pre-commencement planning conditions for two adjoining developments at Leeds Road Retail Park.

The two developments will be delivered as a single build contract and implemented by the same contractor. The proposed drainage details refer to both development and provide a clear overall strategy for this area of the site.

Conditions

The proposed development, planning references and associated conditions are noted below.

Development	Planning permission	Planning portal reference	Relevant Condition
Variation of Condition 2 (plans & specifications) of permission 2013/93415 for erection of Burger King restaurant with drive-thru service, car parking and associated development (Use Class A3/A5).	2016/92385	PP-06023407	4 12 13 14
Erection of class A1/A3 building, formation of car parking, access, boundary treatments, landscaping and associated works	201692574	PP-06023257	5

The planning application fees of £97 each (£194 total) are paid directly to Kirklees Council.

Submitted details

Submitted in support of the application are

Planning permission	Relevant Condition	Document name	Document reference
2016/92385	4	Existing Services External Works Plan Sheet 1 External Works Plan Sheet 2 External Works Plan Sheet 3 External Works Details Sheet 1	1512401-U-009 Rev A 1512401-C-010 1512401-C-011 1512401-C-012 Rev A 1512401-C-015
	12, 13, 14	Drainage Layout Sheet 1 Drainage Layout Sheet 2 Drainage Layout Sheet 3	1512401-C-001 1512401-C-002 1512401-C-003
2016/92574	5	Drainage Layout Sheet 1 Drainage Layout Sheet 2 Drainage Layout Sheet 3	1512401-C-001 1512401-C-002 1512401-C-003

Condition 4 (2016/92385) – Closure of Leeds Road footway and road stub

In accordance with condition drawings for the infilling of the existing dropped kerb access are provided (drawings: U-009, C-010, C-011, C-012 and C-015).

Following discussions with Kirklees Council highways department, the Council intend to manage the removal of existing vehicle crossings as Section 184 works rather than Section 278 works. Necessary submission under Section 184 will be made once the Contractor is appointed.

Nevertheless the enclosed documents are sufficient to discharge the condition.

Condition 12 (2016/92385) and Condition 5 (2016/92574) – Drainage scheme

The submitted details provide a composite drainage strategy for the developments. This includes foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate).

These details comply with condition 12 of planning permission 2016/92385 and condition 5 of planning permission 201692574

Condition 13 (2016/92385) – Surface water discharge

In accordance with condition 13, details of surface water discharge restrictions and associated long term management are provided. The intention is for the new drainage scheme to be incorporated within the existing site management regime, which includes the existing retail park drainage.

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Condition 14 (2016/92385) – Oil, grease and fat traps

The submitted plans require the tenant to provide the necessary traps and stores for cooking liquids. Any methodology and details will also comply with Building Regulations.

Summary

This application seeks approval of details reserved by conditions on two adjoining developments at Leeds Road Retail Park.

The submitted documents and above clarification provide sufficient detail for the conditions to be discharged without delay.

We trust that the above information and submitted documentation allows the application to be validated quickly. We will be in contact shortly to discuss matters.

Yours faithfully,



Nick Pleasant
Associate Director
On behalf of NJL Consulting