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Paul Kemp
Service Director
Economy, Regeneration and Culture

Date: 23-Aug-2017

Our Ref: 2017/92202

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 conditions 4-7, 11, 13, 17, 18 on previous permission 2016/92811 for
erection of 46 dwellings and associated works including access, public open space,
landscaping, parking and ancillary works
Flockton Hall Farm, Barnsley Road, Flockton, Huddersfield, WF4 4DW
Application Number: 2017/92202**

I write with reference to your application to discharge the conditions for the above development as submitted on 28-Jun-2017.

Condition 4

Condition 4 cannot be discharged at this time as the 2.4 x 49.0 metre visibility splay to the left when exiting onto Barnsley Road has not been shown on plan number 022 rev A - Section 38 Agreement plan. A plan is required which clearly shows the proposed visibility splay. This can be addressed under the current application and a new application and fee is not required. However, please can you provide a revised plan within seven days of the date of this letter?

Conditions 5 and 6

The details submitted are shown on plan Ref 002 Rev A. The comments of the Council's Section 38 team have not yet been received regarding conditions 5 and 6 and these conditions cannot be discharged at this time. An update will be provided once comments from the Section 38 team have been received.

Condition 7

A Construction Method Statement Ref MS/FLO/170622 has been submitted. The proposals are considered to be acceptable to satisfy the requirements of this condition. The condition cannot be discharged at this stage as the construction arrangements need

to be carried out in accordance with the approved schedule throughout the period of construction. The condition will be discharged upon completion of the construction period. A further application for discharge will not be required.

Condition 11

An Ecological Design Strategy by BGS Ecology has been submitted. The proposals are considered to be acceptable to satisfy the requirements of this condition. The condition cannot be discharged at this stage however as the Ecological Design Strategy is required to be implemented in accordance with the approved details and all features retained thereafter. The condition therefore endures for the lifetime of the development.

Condition 13

Details of the layout of the public open space are included on plan Ref R-1780-1B Landscape Masterplan. Further clarification is required on the planting scheme as requested. There are no details of the mechanism for ensuring the public open space will be made available for the public in perpetuity and no details of how it will be maintained in perpetuity. This condition cannot be discharged at this time. These details can be submitted as part of the current application and a fresh application and fee will not be required. Please can you provide these details within seven days of the date of this letter.

Condition 17 and 18 (Drainage)

The details submitted are included on the following plans

- 004 REV E - Main Road and Sewer Plan
- 005/01 REV B -Longitudinal Sections -Roads 1, 1A and 2
- 005/02 REV B -Longitudinal Sections -Roads 2A, 3, 3A and SB-S10
- 006 REV A -Standard Manhole Details
- 007 REV C -Manhole Schedule
- 008 -1st Lateral MH Schedule
- 011/01 REV A -SWS Flow Control Details S7
- 018 REV A -Impermeable Area Plan
- 019 REV B -Flood Routing Plan
- 020/01 REV A -Proposed Plot Drainage Plan
- 022 REV A -Section 38 Agreement Plan

With regard to both conditions, the Council's Flood Management Officer recommends an overflow to land drainage/interceptor drainage with a separate connection sanctioned to the highway drain. This is needed to combat the situation of a storm hitting already saturated land and flowing overland toward the properties. Please can you submit these details?

With regard to condition 17 full microdrainage calculations in support of the drainage scheme are required for completeness. Please can you provide these calculations to the Local Planning Authority?

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With regard to condition 18, the Flood Management Officer notes that offset drainage for driveways to prevent garage flooding at plots 36/37 is welcomed but needs to be explicit on other drawings such as the private drainage drawing with clear notes explaining the reason so it is not missed on site.

Further information is awaited and these conditions cannot be discharged at this time. These details can be submitted as part of the current application and a fresh application and fee will not be required. Please can you provide these required details within seven days of the date of this letter.

Yours faithfully

John Ritchie
TEAM LEADER