KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2017/44/93069/E
Site Address:	53, Far Bank, Shelley, Huddersfield, HD8 8HS
Description:	Discharge conditions 7 (foul, surface water and land drainage), 8 (drainage infrastructure), 9 (piped or culverted watercourses) on previous permission 2016/93244 for erection of detached dwelling
Recommending Officer:	John Ritchie

DECISION – APPROVE DISCHARGE OF CONDITIONS

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 09-Jan-2018

2017/93069 - Officer Report

This application relates to planning permission for the erection of a dwelling at 53 Far Bank, Shelley – 2016/93244. The application seeks to discharge conditions as follows:

7. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until such approved drainage scheme has been provided on the site to serve the development and the approved scheme shall thereafter be retained.
***Reason**: In the interests of sustainable drainage and to accord with chapter 10 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that an acceptable drainage scheme is approved and implemented at the appropriate stage of the development.*

8. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.
***Reason**: In the interests of sustainable drainage and to accord with chapter 10 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that an acceptable drainage scheme is approved and implemented at the appropriate stage of the development.*

9. Development shall not commence until an investigation into the location, size, condition and flows within piped or culverted watercourses through the site has been carried out and risk assessment has been submitted to and approved in writing by the Local Planning Authority. An assessment of downstream, off site, sections of the watercourse shall also be included in the risk assessment in respect of a potential outfall for surface water drainage from the site. Remediation measures and flood risk mitigation measures identified in an approved risk assessment shall be implemented in accordance with a phasing plan to be agreed in writing with the local planning authority. The dwelling shall not be occupied until the approved watercourse remediation measures and flood risk mitigations measures have been implemented. Such measures shall thereafter be retained for the lifetime of the development.
***Reason**: In the interests of sustainable drainage as historical maps and surface water flood plans indicate the presence of a piped/culverted watercourse within the site. Details are required of its size, flow and structural condition to determine whether it is suitable to accept surface water flows from the development and to accord with chapter 10 of the National Planning*

Policy Framework. This is a pre-commencement condition in order to ensure that an acceptable drainage scheme is approved and implemented at the appropriate stage of the development.

Assessment
The proposals have been subject to discussion between the applicant and the KC Lead Local Flood Authority. The LLFA have now confirmed that the proposals are acceptable.

In terms of foul drainage, Yorkshire Water were not consulted on the planning application due to the small scale of the development and have therefore not been consulted on the current application. However, the agreement on condition 8 would be dependent upon the applicant agreeing the scheme with Yorkshire Water.

Decision Text

You have submitted the following details:

- Drawing 16126/005 rev P2 Proposed Drainage Layout
- Summary of Results for 100 year Return period dated 10 August 2017 by Micro Drainage
- Drawing 16126/025 rev P1 Drainage Construction Details Sheet 1
- Drawing 16126/026 rev P1 Drainage Construction Details Sheet2
- Watercourse Assessment by Dudleys reference 16126 REP02 (A) dated 9 November 2016.

On the basis of this information the requirements of condition 7 regarding land drainage and surface water drainage are acceptable. Agreement regarding foul drainage is subject to the submission of evidence that Yorkshire Water have agreed to the scheme. The condition requires that the agreed drainage scheme is fully completed and retained thereafter. Therefore the condition endures for the lifetime of the development and cannot be completely discharged at this time.

The above information is satisfactory for the purposes of conditions 8 & 9 which are discharged.

Report Dated: 9-January 2018