



Enquiries to: John Ritchie

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Planning

Investment and Regeneration Service
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Paul Kemp
Service Director
Economy, Regeneration and Culture

Date: 05-Feb-2018

Our Ref: 2017/94019

Dear Madam

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

**Discharge conditions 9 (highways and drainage) and 11 (drainage) on previous application
2014/91533 for outline application for erection of residential development
The Orchards, St Mary's Avenue, Netherthong, Holmfirth, HD9 3XN
Application Number: 2017/94019**

I write with reference to your application to discharge the conditions for the above development as submitted on 23-Nov-2017.

Condition 9 (Highway layout)

You have submitted the following:

- Drawing 16293/110 rev P5 Private Street Agreement

This is acceptable for the Planning purposes of condition 9 subject to the developer maintaining an open dialogue with the Local Highways Authority to achieve a technical agreement and enable a S38 Agreement to be completed. The condition requires any layout agreed with the Highways Authority to be completed and retained therefore it cannot be fully discharged at this time.

Condition 11 (Drainage)

You have submitted the following:

- 16293/001 rev P2 Impermeable Areas
- 16293/006 rev P3 Proposed Outfall Plan
- 16293/005 rev P6 Section 104 Drainage 1 of 2
- 16293/007 rev P1 Land Drainage & Outfall
- 16293/011 rev P3 Plot drainage 1 of 4
- 16293/012 rev P3 Plot Drainage 2 of 4
- 16293/013 rev P3 Plot drainage 3 of 4



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- 16293/014 rev P3 Plot Drainage 4 of 4
- 16293/015 rev P9 Long Sections
- 16293/030 rev P1 Overland Flood Flow Route
- BC17 57 SK01 rev A Layout of Culvert Units

These details are acceptable for the purposes of condition 11. The condition requires the agreed scheme to be completed and retained therefore it cannot be fully discharged at this time. This approval is for Planning purposes only and the Council's Lead Local Flood Officer advises that the design may not allow a s38 road adoption by the Local Highways Authority due to the positioning of structures under the highway.

Yorkshire Water note that the submitted details have not been approved for the purposes of adoption or diversion. If you wish to achieve this you should contact Yorkshire Water Developer Services team (tel 0345 120 84 82) e-mail technical sewerage@yourkshirewater.co.uk

Yours faithfully

John Ritchie
Senior Planning Officer