

APPENDIX 1

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (PART), 4, 5 (PART), 6, 7, 8, 9, 10, 13, 18 AND 19 ATTACHED TO PLANNING PERMISSION 2019/48/91491/E (DEMOLITION OF EXISTING FITNESS COMPLEX AND ERECTION OF SPEN VALLEY LEISURE CENTRE) AT SPENBOROUGH FITNESS COMPLEX, BRADFORD ROAD, LITTLETOWN, WF15 6LW

PLANNING PORTAL REFERENCE - PP-08463537

Table 1 – Summary of Conditions and details submitted to agree the condition requirement.

Condition Number	Condition Requirements	Documents Submitted to Discharge Condition
3	Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority Prior to the installation of external materials of the superstructure of the development hereby approved. The development shall then be completed using the approved materials.	Details of proposed facing brick (Ivanhoe Cream technical data sheet)
4	Development shall not commence until a finalised scheme detailing surface water drainage, including: • Details of existing drainage to be used, removed, repaired, renewed, upsized and/or diverted. • Finalised details of any attenuation systems used including hydraulic calculations clearly demonstrating that no discharge up to and including the critical 1 in 100 year storm event with a 20% allowance for climate change does not exceed 73 litres per second. • An assessment of the interaction of fluvial and pluvial flooding on the finalised drainage design. • Appropriate cross section drawings to clearly demonstrate how volumes above the 1 in 30 critical storm event will be contained on site.	Please refer to the following drawings and detail: 1. DR-C-0100 – CO1 2. DR-C-0105 – CO1 3. DR-C-0210 – CO1 4. DR-C-1005 – CO1 5. Spen Pool PR Drainage Calculations 200129 6. Spen Pool PR Drainage Calculations – surcharged outfall 500mm 200129 7. Spen Pool PR Drainage Calculations – surcharged outfall 200129 8. Spenborough Pool PR Emergency Flood Plan



	• An assessment and appropriate plan and cross-sectional drawings of all SUDS features incorporated into the design. • A finalised maintenance and management plan for all sustainable drainage features building off the suggestions contained in the submitted Flood Risk Assessment from WYG dated May 2019 has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development, and thereafter retained.	
5	Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be thereafter retained.	Statement to Support Condition Application All required grease trapping will be done above slab by the specialist kitchen subcontractor. Details will be submitted once a kitchen specialist has been appointed.
6	Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail: - phasing of the development and phasing of temporary drainage provision. - include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented. The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The	Please refer to Kier Statement detailing temporary surface water drainage for the construction phase.



	approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.	
7	Development shall not commence until a scheme detailing the provision of a flood warning system, arrangements for emergency access to the site and egress from the site to a place of safety for pedestrians and cars (evacuation plans) for the construction and post development phases have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how staff and customers are to be informed of the procedures to follow in the event of receiving a flood warning or in the event of a flood, including proposals to mitigate the risk of vehicles floating and causing damage and/or obstructions to bridges, property, above ground services (e.g. pipe bridges) downstream of the site. The evacuation plans shall be implemented in accordance with the approved details prior to work commencing on site (for the construction phase) and prior to the occupation of the development (staff/customers) and thereafter be retained.	Please refer to the following drawings and detail: 1. Kirklees Active Leisure - Serious Incident Management System (July 2017) 2. Kirklees Pre - Flooding Operational Plan (23rd August 2019) 3. Flood Warning System Statement 4. Kier Contingency Plan for a Flooding Event
8	Where site remediation is recommended in the Phase II Intrusive Site Investigation Report (WYG contaminated Land Report dated 19 June 2019 reference: A097478-1Rev1) development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.	Statement to Support Condition Application Correspondence with Kirklees Council Environmental Health Officer (EHO) (Richard Hume) dated 28/01/2020 confirmed that because the accepted Phase 2 report concluded that remediation of the site is not necessary then no further action is required in relation to conditions 8, 9 and 10 unless unexpected contamination is encountered during the course of the development. A copy of the EHO comment is included with this submission.
9	Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved	Statement to Support Condition Application



	pursuant to condition 8. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in the Phase II Intrusive Site Investigation Report (WYG contaminated Land Report dated 19 June 2019 reference: A097478-1Rev1) is identified or encountered on site, all works on site (save for the site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing by the Local Planning Authority, works shall not recommence until proposed revisions to the Remediation Strategy, have been submitted to and approved in writing by the Local Planning Authority. Remediation of this site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.	Correspondence with Kirklees Council Environmental Health Officer (EHO) (Richard Hume) dated 28/01/2020 confirmed that because the accepted Phase 2 report concluded that remediation of the site is not necessary then no further action is required in relation to conditions 8, 9 and 10 unless unexpected contamination is encountered during the course of the development. A copy of the EHO comment is included with this submission.
10	Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures for that part of the site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.	Statement to Support Condition Application Correspondence with Kirklees Council Environmental Health Officer (EHO) (Richard Hume) dated 28/01/2020 confirmed that because the accepted Phase 2 report concluded that remediation of the site is not necessary then no further action is required in relation to conditions 8, 9 and 10 unless unexpected contamination is encountered during the course of the development. A copy of the EHO comment is included with this submission.
13	No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the	Please refer to Kier Statement detailing measures to protect the public water supply infrastructure.



	purposes of repair and maintenance by the statutory undertaker shall be retained at all times. Furthermore, changes in ground level and no trees shall be located over or within 6 metres either side of the centre line of the aforementioned water main i.e. a protected strip width of 12 metres that crosses the site. If the required protection measures and /or stand-off distance is to be achieved via diversion or closure of the water main , the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.	
18	Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.	Please refer to the following drawings and detail: 1. Proposed External Works Masterplan (drawing number 2229_LG (9-)01 rev K) 2. Fencing Details (drawing number 2229-LG (9-)11) Statement to Support Condition Application A dedicated service yard is proposed to be located at the eastern end of the building, convenient for access and deliveries to the pool plant room and the staff only service and utility accommodation situated at that end of the building. The service yard is reached via an access-only service road, controlled through a vertically pivoting barrier operated via an intercom to reception and a proximity fob type activation mechanism. Exit from the service road will be via automatic induction loop activation. The bin store is located on the eastern boundary within the service yard as shown on the master plan and will be enclosed by a screen fence 2.4m high with Lockmaster Gate, detailed drawing 2229-LG (9-)11. The service yard is designed of sufficient size to allow suitable multi-point turning by vehicles such as refuse collection lorries and fire tenders to allow such vehicles to exit the service yard whilst moving ahead in forward gear. Service vehicles accessing the site approach the public side of the service road control barrier via a stretch of shared vehicular and pedestrian surface where



		the speed of vehicles is slowed to walking pace via ramped changes of level, changes to the paved surface treatment and other warning 'cues' to drivers to slow down in the shared presence of pedestrian users of the same space.
19	No development shall take place until an ecological design strategy (EDS) addressing ecological enhancement has been submitted to and approved in writing by the local planning authority. The EDS shall include the following: a. Purpose and conservation objectives for the proposed works b. Review and site potential and constraints c. Detailed design (s) and/or working method(s) to achieve stated objectives d. Extent and location/area of proposed works on appropriate scale maps and plans e. Type and source of materials to be used where appropriate, e.g. native species of local province f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development g. Persons responsible for implementing the works h. Details of initial aftercare and long-term maintenance i. Details for monitoring and remedial measures j. Details for disposal of any wastes arising from works The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.	Please refer to the Ecological Design Strategy prepared by WYG