



Planning and Development Service
Economy and Infrastructure
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R Shinn
22, Osbourne Drive
Bradford
BD13 2GD

Date: 07-Apr-2020
Our Ref: 2020/90441

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 3, 6, 7, 18 on previous permission 2019/92233 for erection of petrol filling station, including new shop building, canopy, jet-wash and below ground storage tanks
Pennine Service Station, Bradley Road, Bradley, Huddersfield, HD2 1QD
Application Number: 2020/90441**

I write with reference to your application to discharge the conditions for the above development as submitted on 11-Feb-2020.

Conditions 3 (drainage strategy), 7 (water runoff) and 18 (discharge of foul to network)

You have submitted the plans ref: 'EWE/2497/01', 'EWE/2497/02' and the Technical Note ref. '001', to discharge conditions 3, 7 and 18. These have been reviewed by the Lead Local Flood Authority, who are unable to support the submitted details.

For full details on their reasoning, please see the attached consultation response from the Lead Local Flood Authority.

Condition 6 (lighting strategy)

You have submitted the Lighting Assessment ref. 'SBO04122019_Pennine_V1' by Bever Innovations to discharge condition 3. The submitted details have been reviewed by K.C. Environmental Health, who object to the discharge of the condition on the following grounds;

PTO

The report refers to perpendicular lighting levels but gives no indication what it is perpendicular to. I also require the horizontal illuminance levels for the site (with some reference to guidance to demonstrate that they are appropriate and not excessive) and the vertical illuminance levels that will be caused at any nearby windows to demonstrate that it's not excessive. The times of operation for the lighting are not apparent in the report either.

Accordingly, further details are required to satisfy condition 6, which is not discharged at this time.

The submission of further details

Various further details are required to discharge the above conditions. If the requested details are provided within four weeks of the date of this letter, they will be accepted for further consideration as part of this application. Please quote 2020/90441 and send the details direct to nick.hirst@kirklees.gov.uk, so that a further fee will not be required.

Yours faithfully

Mathias Franklin
Head of Planning and Development