



Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Nick Hirst

R Shinn
22, Osbourne Drive
Bradford
BD13 2GD

Kirklees Direct
Tel: 01484 221000
Email: nick.hirst@kirklees.gov.uk

Date: 06-Oct-2020
Our Ref: 2020/90441

Dear Sir/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 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 following plans to discharge conditions 3, 7 and 18:

- *Drainage Layout*, prepared by EWE Associates, number EWE/2497/01, revision C, dated 27/08/20; and
- *Drainage Details*, prepared by EWE Associates, number EWE/2497/02, revision C, dated 27/08/20.

Officers note an inconsistency on the annotations relating to the attenuation tank, showing different sizes. Kirklees Local Planning Authority have no objection to an attenuation tank sized 42m² x 0.8m deep. Any other annotations are not approved.

The cover depth (ground surface to top of pipe/tank) for the attenuation is proposed to be between 0.75m and 0.8m. It is the applicant's (and their engineers') responsibility to ensure the design is safe and suitable for the site use and operation. K.C. Planning and K.C. Lead Local Flood Authority have not instructed any design, but required the applicant to confirm appropriate cover above the attenuation tank to be resistant to vehicle trafficking. The liability for the design lies with the applicant's design engineer and any damage or failure of the system is their responsibility.

Subject to the above caveat and stipulations being noted and adhered to, officers consider the submitted details to be acceptable for the purposes of conditions 3, 7 and 18. Notwithstanding this, each of the conditions have ongoing requirements which must be adhered to, as detailed below:

Condition 3 includes the following timing and retention requirement:

The development shall not be brought into use until such approved drainage scheme has been provided on the site and the scheme shall thereafter be retained.

Condition 7 includes the following timing and retention requirement:

The approved scheme shall be implemented prior to the first operation of the development and retained, kept free from mud and silt to ensure efficient working thereafter.

Condition 18 is an ongoing requirement that remains in perpetuity.

There shall be no discharge of foul or contaminated drainage from the site to any part of the groundwater or surface water network, whether directly or via soakaway.

Condition 6 (lighting strategy)

You have submitted the Lighting Scheme by Bever Innovations dated 4 Dec 2019 (with ref: SBO04122019_Pennine_V3) to discharge condition 6. This is supplemented by the information contained within the emails dated the 16th of June 2020 and 4th of August 2020.

I can confirm that the cumulative details provided are acceptable to discharge condition 6.

Be aware however that condition 6 has the following ongoing requirement:

External lighting shall be installed in accordance with the approved details and thereafter shall be operated in accordance with the approved scheme

Yours faithfully

Mathias Franklin
Head of Planning and Development