

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

SUPPORTING STATEMENT

**WASHPIT MILLS, CHOPPARDS LANE
HOLMFIRTH**

SEPTEMBER 2020

COPYRIGHT

*The contents of this document must not be copied or reproduced in whole or in part
without the written consent of Roger Lee Planning Ltd.*

Company Registration Number
07717424

18 Leeds Road
Methley
Leeds
LS26 9EQ

PHONE 01977 516447
MOBILE 07504 759486
EMAIL roger.leeplanning@gmail.com

1. Planning permission was granted on 15 June 2018 for the part demolition of the existing mill buildings, conversion and re-use of existing buildings to create 49 dwellings and a workshop, including car storage and associated ancillary facilities.
2. The planning permission was subject to a number of conditions, including conditions 13, 14 and 17 relating to drainage matters.
3. Condition 13 stipulates the following:

"A scheme detailing separate foul, surface water and land drainage, (including agreed discharge rates, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) shall be submitted to and approved in writing by the Local Planning Authority before development commences (with the exception of demolition works and the approved use of Block E). The scheme shall include a detailed maintenance and management regime for any required attenuation facility including the flow restriction. No dwelling shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the buildings and dwellings relate. The drainage scheme so approved shall thereafter be retained."

4. Condition 14 requires the following:

"Development of the dwellings shall not commence until a survey detailing defects and a scheme to repair and/or renew enclosed sections of the ordinary watercourse crossing the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a future maintenance and management regime for the ordinary watercourses, assigning responsibilities and

appropriate intervals to tasks and inspections. No part of the development shall be brought into use, except for the use in Block E, until the watercourse repair and renewal works comprising the approved scheme have been completed. The maintenance and management regimes shall be implemented at all times thereafter."

5. *"Development shall not commence (with the exception of demolition works and the approved use of Block E) until a scheme detailing the treatment of all surface water flows from parking areas and hardstandings serving the non-residential elements of the development through an oil interceptor (or a full petrol oil interceptor), reedbed or alternative treatment system, has been submitted to and approved in writing by the Local Planning Authority. The non-residential parking areas/hardstandings shall not be brought into use until the works comprising the approved treatment scheme (or each agreed phasing of the treatment scheme) have been completed. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used at all times. Roof water shall not pass through the interceptor."*

6. Planning Practice Guidance with regard to the use of planning conditions was updated in June 2018 with the aim of restricting the number of pre-commencement conditions attached to planning permissions to those where there is a clear justification that effectively means that the requirement of a condition is so fundamental to the development permitted that it would otherwise be necessary to refuse planning permission.

7. Local authorities are now routinely issuing planning permissions with conditions that relate to drainage being written such that details should be submitted and agreed prior to the occupation of development as opposed to the commencement of development.
8. In view of the above it is the applicant's view that conditions 13, 14 and 17 should be varied to require that details should be submitted and approved before first occupation of the development. The applicant raises no disagreement with the contents of the three conditions in terms of the details that are required to be submitted.