

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	Planning & Services Manager, The Environment Agency
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Application No.	2021/90060
Proposed Development:	Erection of take-away food outlet (within a Conservation Area)
Location:	adj, 9, Station Road, Marsden, Huddersfield, HD7 6BS
OS Map Reference	SE 404851.0177 411675.9453
Applicant/Agent:	Colne Valley Design
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 19-Feb-2021.

If you would like to contact the Case Officer: Ellie Worth for any reason then please do so on: Tel. 76061 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/90060> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by 19-Feb-2021 then the application may be decided without the benefit of your views.

Dated: 29-Jan-2021

Mathias Franklin
Head of Planning and Development

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Reason for Consultation

☐ <u>Pollution from land contamination</u> Development on land where a previous use ¹ of the site may have caused contamination.	☐ <u>Use of land as cemetery (including extensions)</u>	☐ <u>Intensive farming</u> ⁽¹⁾
☐ <u>Non-mains drainage</u> Major development proposing to use non-mains foul drainage.	☐ <u>Refuse or waste</u> Development involving retention, treatment, transfer, disposal of sewage/trade waste/slurry etc.	☐ <u>EIA development</u> (indicate whether screening, scoping or application)
☐ <u>Planning Appeals</u> (only if EA objected or recommended condition)	☐ <u>COMAH</u>	☐ <u>Flood risk</u> Site is within Flood Zone 2 or 3 (not minor ⁽²⁾ development)
☐ <u>Flood risk</u> Major development in an area within Flood Zone 1 which has critical drainage problems (as notified by the Environment Agency).	☐ <u>Mineral Extraction</u> Development involving or including mining/minerals operations	☐ <u>Variation/Discharge of condition*</u> (*only if EA requested condition be attached to the original planning permission)
☐ <u>Works affecting a watercourse (Bank Top)</u> Development in bed of or within 20 m of the top of the bank of a <u>Main River</u> ⁽⁴⁾	☐ <u>Oil and fuels</u> Development for the purpose of refining or storing non-domestic oils and their by-products.	☐ <u>Groundwater protection</u> Potentially contaminating development located in Source Protection Zones. ⁽³⁾

- 1) More than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry.
- 2) Minor means:
 - A) non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres.
 - B) alterations: development that does not increase the size of buildings eg alterations to external appearance.
 - C) householder development.
- 3) Source Protection Zones: Where groundwater provides drinking water. See EA “Groundwater Source Protection Zones” Map. There are some small areas in the district.
- 4) Main River: Main rivers are usually larger rivers and stream as defined on the EA ‘Main River Consultation’ map. Smaller streams are ordinary watercourses.