

HG/JC/2650

18th January 2023

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Discharge of Conditions

On previous planning permission Ref: 2020/91894 for demolition of existing building and erection of engineering building with associated external works.

The above planning application for the demolition of existing building and erection of engineering building, known as Marine Assembly 3 (MA3), was approved in November 2020. Further to that a discharge of conditions application (Ref: 2021/90432) was submitted for all the pre-commencement conditions in March 2021.

In a letter dated 10th June 2022, the Council confirmed that the information submitted was acceptable and that the conditions could be discharged as far as the wording of the conditions would allow at that point in time.

Condition 10 related to surface water drainage. In their letter dated 10th June 2022, the Council confirmed that “the submitted details are acceptable for the initial purpose of condition 10. However, be aware that condition 10 has the following ongoing requirement which must be adhered to, to ensure continued compliance:

The building shall not be brought into use until such approved drainage scheme has been provided on the site to serve the development. The drainage scheme so approved shall thereafter be retained.”

The work then began on site in June 2021.

When excavation work began to install the attenuation tank for the service water drainage scheme at the end of the build programme, a number of undetected services were encountered that meant work had to cease. The constraints on the site mean these services can't be diverted without considered disruption to ongoing contracts and that an alternative scheme is required.

This application seeks approval of that scheme, to replace the one previously approved under application Ref:2021/90432.

Council officers should be aware that there is a further application for developing the site at Park Works. This application comprises the demolition of existing building and

erection of engineering building with associated external works (Ref:2022/93342). This proposed building is known as Marine Assembly 4 (MA4). This development also requires a surface water drainage system that includes attenuation tanks.

The most efficient and effective solution is to combine the surface water attenuation drainage scheme to serve both engineering buildings MA3 and MA4. The submitted scheme will serve both engineering buildings, however due to the phasing of the work and access to the land i.e., it can't be installed until the demolition of the existing building as part of the MA4 works has taken place. This leaves an interim period before a surface water drainage scheme for MA3 can be implemented. As explained in the accompanying proposed drainage scheme, it is proposed to use the existing drainage scheme, i.e., a continuation of using the main sewer to discharge the surface water. The proposed MA3 building will see a reduction in the impermeable surface area, so it will see a net improvement on the position prior to the development taking place. As soon as the permission for MA4 can be implemented, work to a combined drainage scheme will commence.

Whilst we don't foresee any problems with the planning application for MA4 and it would make sense for that to be approved before this application is decided, we would need to review the situation if the MA4 application is refused.

We note that the original condition stated that the building should not be brought into use until the drainage scheme is installed. We appreciate this puts a timescale on the installation of drainage scheme, however in reality the occupation or otherwise of the building has no real impact on the surface water discharge and as part of the applicant's contractual commitments we would hope you would allow the building to be operational whilst the combined attenuation scheme is installed

We are more than welcome to meet with you or your colleagues in the Lead Local Flood Authority to discuss this in more detail, but if you require any further information in the meantime, please don't hesitate to contact us.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI