Discharge of Planning Conditions

E20054

Land adj. 18 Wells Road

Dewsbury, WF12 0LE

Address:

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26 April 2023

Planning Services

Investment and Regeneration

PO Box B93

Civic Centre lll

Off Market Street

Huddersfield

HD1 2JR

Dear Sir/Madam,

Proposed Development: Erection of Detached Dwelling at adj, 18 Wells Road, Thornhill, Dewsbury, WF12 0LE

We write to apply to the discharge of the following planning conditions on the above application:

Response to Condition 06:

In the interest of highway safety and to achieve a satisfactory layout to accord with Policy LP21 of the Kirklees Local Plan, vehicle swept path analysis for Private car & Refuse Collection vehicle manoeuvring on Wells Road has been conducted and shown in drawing number ST-10. The road layout and the turning head on Wells Road to the east of the proposal site are kept as it is. The dwelling will not block the view of the road while making a turn on the turning head.

In addition to the above further steps have taken to minimize any additional traffic during construction activities. Plan has been created to access site from Combs Road. The site facilities will be located in the car park of Dolce Vita Restaurant. The required area of the car park will be fenced off to avoid unauthorised entry. An agreement on access from the car park has been agreed with the owner of the Dolce Vita Restaurant with the restriction to all deliveries after 3pm. This will avoid all the disturbances on Wells Road during construction. Drawing number ST-12 shows the Site Facilities layout, site entrance, Dolce Vita opening timing and site deliveries details.

Response to Condition 07:

The retaining wall will be constructed adjacent to the boundary of the proposed construction to maintain the stability of Wells Road. The site Plan, Design and Specifications of the Retaining wall have been prepared and are shown on drawing number ST-13. Along with the drawing, structural calculations for the retaining wall are provided.

Response to Condition 08:

Details of suitable storage, bin presentation points and access for the collection of wastes from the dwellings are shown in Drawing number ST-01.

Response to Condition 11,12,13,14,15:

Desktop Study Report YEX3503 – 18b, Wells Road has been attached confirms the risk with respect to Human Health ranges between Low to Moderate risk. The risk with respect to Controlled Waters is Low to Moderate.

Even phase 02 intrusive soil investigation A4553/23/SI confirms the following.

- Risk from contamination to ground workers during development – Moderate to low.
- Risk from contamination to future commercial site users – Low
- No asbestos was identified in the samples analysed.
- No remediation of the site is required for the proposed development.
- Soil Waste Assessment: 4no. samples classified as Non-Hazardous.
- Waste Acceptance Criteria Testing: 1no. sample accepted at an Inert Waste Facility.

Response to Condition 17:

Surface water development identified in Para – 17, a layout of drainage system has been shown on the site drainage plan on drawing number ST-11. A Gatic Channel drain will be installed at the end of parking area to collect the water from the surface. Manholes will be provided as shown in the site plan. The water will be collected into the main hole 4 and from there on it will be discharged into existing drainage Connection to public sewer.

The existing site is only 263sqm with only 146sqm will be the end up as hard surface area. The site steep topography requires it to be surrounded by the retaining structure from all sides. Storing any water behind a retaining wall will develop additional hydrostatic pressure behind the retaining walls and cause them to collapse. So due to the nature of the terrain, type of soil encounter (made ground above Weathered sandstone.) use of any on site attenuation, soakaway pits, swales and ponds is practically not possible.

Kind Regards

Shahid Mulla
Architectural Assistant