

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2023/44/91476/E
Site Address:	230, Roberttown Lane, Roberttown, Liversedge, WF15 7LL
Description:	Discharge condition 6 (drainage) on previous permission 2021/90581 for demolition of existing bungalow and erection of 2 dwellings
Recommending Officer:	Jennifer Booth

DECISION – DISCHARGE OF CONDITION 6

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 14-Jun-2023

Officer Report - Discharge of Conditions Application

The application seeks to discharge condition 6 (drainage) on previous permission no. 2021/90581 for demolition of bungalow and erection of 2 dwellings.

Conditions 6 (Drainage):

Wording

6. Before the commencement of development, details of a scheme to show how surface water from the development will be disposed of shall be submitted to the Local Planning Authority for approval in writing. The scheme shall show that the applicant has explored sustainable methods of drainage according to the Hierarchy of Drainage and that a reduction in surface water run-off of 30% can be achieved where a positive surface water connection from the site can be proven. Where a new connection is required a maximum greenfield run-off rate of 5 litres per second per hectare is required. The approved scheme shall be implemented before the development is first brought into use and retained thereafter.

Officer Assessment

Condition 6 – Drainage

To discharge Condition 6, tank details, run off calculations and drainage plans have been submitted on 18/05/2023. The information and plans have been discussed in house with Building Control colleagues and is considered to meet current standards. Bearing in mind the site hosted a single dwelling before and the current approval for two dwellings on the site is not a significant intensification. Condition 6 is therefore considered to have been appropriately discharged providing the works are carried out in accordance with the submitted detail.

Recommendation – Approve

Decision Text

Approve

Condition 6 – Drainage

We accept the information provided in the tank details, run off calculations and drainage plans have been submitted on 18/05/2023. Therefore, it is considered that Condition 6 is discharged, subject to the development being carried out in accordance with the details provided.

Report Dated:

12/06/2023
