

Consultation Response from Mark Berry KC, Highways Development Management
2023/92145 East Bierley Playing Fields, Hunsworth Lane, East Bierley, BD4 6PU
Discharge of conditions 5 (access track upgrade), 6 (access track upgrade), 7 (cycle parking), 8 (electric vehicle charging), 9 (travel plan), 10 (waste storage and collection), 11 (coal mining investigation), 16 (Japanese Knotweed strategy), 17 (external lighting), 29 (part) (landscaping) and 30 (biodiversity enhancement and management plan) of previous permission 2021/90357 for works to existing sports facilities including erection of clubhouse; additional changing facilities building; boundary treatments; storage facilities and floodlighting; works to existing pitches creation of hybrid and 3G/synthetic pitches; multi sport training area and car park
Date Responded: 12 th July 2024 Responding Officer: C Dows Responding Ref: K8-7/11

Recommendation – Further Information Required

The submission seeks approval to discharge conditions 5 and 6 of previous permission 2021/90357 for works to existing sports facilities including erection of clubhouse; additional changing facilities building; boundary treatments; storage facilities and floodlighting; works to existing pitches creation of hybrid and 3G/synthetic pitches; multi-sport training area and car park at East Bierley Playing Fields, Hunsworth Lane, East Bierley.

Information Submitted:

- Drawing No. 152698-100-C1-0101, Date 01/05/24, - General Arrangement
- Drawing No. 152698-100-C1-0201, Date 01/05/24, - Site Clearance
- Drawing No. 152698-100-C1-0701, Date 01/05/24, - Pavements
- Drawing No. 152698-100-C1-1101, Date 01/05/24, - Kerbing and Edging Layout

Condition 5:

Prior to any part of the development hereby approved being brought into first use, upgrade works to the part of the access track within application site ref: 2019/93616 shall be completed:

- In accordance with details submitted under application ref: 2019/93616 (land south of Soureby Cross Way, East Bierley, BD4 6PL) and submitted pursuant to any relevant conditions that may be applied in the event that a planning permission is granted for development at that site; or
- In accordance with an alternative upgrade scheme submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage details, details of surface finishes, details of any lighting and signage, details of the treatment of sight lines, and an independent safety audit covering all aspects of the work. The access track shall be maintained thereafter.

Application 2019/93616 (residential development land south of Soureby Cross Way) has not yet come forward and at this stage an alternative access upgrade scheme is proposed. The proposed improvement scheme should include the length of access track within the application boundary of application 2019/93616. The plans submitted only show improvements to the junction/initial 10m length of the access track from Hunsworth Lane, details of proposed improvements to the remainder of the access track have not been submitted.

Notwithstanding, the plans submitted have been reviewed and the proposed improvements are considered generally acceptable for the junction/initial length of the access. In terms of construction details Drawing No. 152698-100-C1-0701 - Pavements, refers to Drawing No.152698-C5-0700 for

CBR details, this drawing has not been submitted, similarly Drawing No. 152698-100-C1-1101-Kerbing and Edging Layout, also refers to Drawing No. 152698-C5-0700 for kerb details, for completeness Drawing No. 152698-C5-0700 is required. The submission should include an independent safety audit covering all aspect of the work

Condition 6

Prior to any part of the development hereby approved being brought into first use, details of upgrade work to the part of the access track within the site but outside application site ref: 2019/93616 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage details, details of surface finishes, details of any lighting and signage, details of the treatment of sight lines, and an independent safety audit covering all aspects of the work. The upgrade works so approved shall be completed prior to any part of the development hereby approved being brought into first use and shall be maintained thereafter.

This condition relates to improvement works to the section of the access track within the site but outside of the application boundary of application 2019/93616 (residential development land south of Soureby Cross Way), no information has been submitted regarding this section of the access track.

Conclusion:

Further information required as follows;

- Drawing No. 152698-C5-0700 – showing CBR and kerbing details.
- Details of improvements to the access track beyond initial 10m from junction with Hunsworth Lane.
- Independent safety audit covering all aspects of the work.

Further information is required and at present conditions 5 and 6 cannot be discharged.