

**Consultation Response from 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 (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: 22<sup>nd</sup> April 2025****Responding Officer: C Dows****Responding Ref: K8-7/11****Recommendation – Conditions 5 and 6 can be discharged**

This application seeks approval to the discharge of conditions 5 (access track upgrade) and 6 (access track upgrade), 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

Condition 5 has been worded to cover two scenarios; One, where part of the access track upgrade works, are to be provided as part of Application 2019/93616 (land south of Soureby Cross Way, East Bierley, BD4 6PL), or two, an alternative upgrade scheme implemented by the Applicant (East Bierley Community Sports Association (EBCSA)). Application 2019/93616 (land south of Soureby Cross Way, East Bierley, BD4 6PL) has not currently come forward and therefore an alternative upgrade scheme (scenario two) is being progressed to discharge this condition.

**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.

**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.

**Drawings/Documents:**

Combined Stage 1-2 Road Safety Audit, Document Ref. 003, Issue No. 01  
Combined Stage 1-2 Road Safety Audit Response Report, Document Ref. 004, Issue No. 01  
Drawing No. 152698-C8-0100- Rev A-General Arrangement  
Drawing No. 152698-C8-0200 Rev A-Site Clearance  
Drawing No. 152698-C8-0900- Rev C-Pavements  
Drawing No. 152698-C8-1100-Rev B-Kerbing & Edging Layout

**Assessment:**

Subject to some minor drafting amendments, as set out below, the RSA and accompanying submission is considered acceptable and is sufficient to enable the discharge of planning conditions 5 and 6 of Application No. 2021/90357.

**Required Amendments:**

In the introduction the RSA Response Report states – *“This report results from a Stage 3 Road Safety Audit carried out at Staines Road Ealing”*. At Table F3 - Key Personnel, the report refers to the Overseeing Organisation as – *“London Borough of Hounslow”*

The above amendments have been conveyed to the Design Organisation for action under cover of separate email. For expediency I am content that the conditions may be discharged.