

**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:	2023/44/92694/E
Site Address:	Centurion House, Centurion Way, Cleckheaton, BD19 3QB
Description:	Discharge of conditions 4 (drainage) and 6 (drainage interceptor) of previous permission 2022/92271 for demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works
Recommending Officer:	RichardA Gilbert

DECISION – Discharge of Conditions – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 08-Jan-2024

Application: 2023/44/92694/E

Site: Centurion House, Centurion Way, Cleckheaton, BD19 3QB

Proposal: Discharge of conditions 4 (drainage) and 6 (drainage interceptor) of previous permission 2022/92271 for demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works

Assessment

Conditions 4 (drainage) and 6 (drainage interceptor)

*4. Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rate with the LLFA of 22.9 l/s indirectly or directly to watercourse, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and an itinerary of maintenance tasks with schedules. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter. **Reason:** As to ensure suitable drainage of the site is achievable in practice in accordance with Policy LP27 and LP28. This is pre-commencement condition as to ensure this matter is considered at the appropriate stage and is not retrofitted which could result in an unacceptable scheme being proposed.*

6. Prior to any works commencing other than the demolition of Centurion House a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

***Reason:** As to ensure suitable, separate drainage for the pollutants is provided on site in the ensuring drainage system remain unblocked and unpolluted, in accordance with Policy LP28 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

The submitted details have been reviewed and accepted by the Lead Local Flood Authority. Officers support this assessment and recommend that the details be accepted. However, each condition has an ongoing requirement which prevents full discharge at this stage. It is recommended that a note outlining this be included in the decision notice.

Recommendation: approve details

Report Dated: 05/01/2024.

Proposed Letter Text

Conditions 4 (drainage) and 6 (drainage interceptor)

You have submitted the following details pursuant to conditions 4 and 6:

- Document ref: P15622 titled 'Proposed Network – Hydraulic Calcs'
- Drawing ref: P15622/500 titled 'Proposed Drainage Layout Plan, Rev A'
- Drawing ref: P15622/505 titled 'Attenuation Tank Details'
- Drawing ref: P15622/504 titled 'Flow Control Manhole'

The submitted documents are acceptable for the initial purpose of conditions 4 and 6. However, be aware that both conditions have ongoing requirements, which must be adhered to, to ensure continued compliance with the condition. These requirements are:

Condition 4

No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

Condition 6

The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.