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Re: Application for a variation of condition 4 and 17 to planning permission 2022/62/92271/E Demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works at Centurion House, Centurion Way, Cleckheaton, BD19 3QB.

I write with regards to the submission of a variation of condition relating to planning permission 2022/62/92271/E. We seek to progress with demolition works and groundworks and thus seek to amend the wording of the following conditions;

#	Old Condition	New Condition
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.	Prior to any works commencing other than the demolition of Centurion House but before development commences 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.
17	Before development commences, details of storage and access for collection of waste from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.	Prior to any works commencing other than the demolition of centurion house but before development commences, details of storage and access for collection of waste from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

The application has been submitted via Planning Portal. This supporting letters accompanies pictures showing the completed highway works and plans. I trust that you have all the information required to validate and approve the application within the timescales referenced within the NPPG of 28 days.

Yours sincerely,

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