

**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:	2024/44/91251/W
Site Address:	Industrial Unit, Crosland Road, Lindley, Huddersfield, HD3 3ZA
Description:	Discharge of condition 7 (construction phase drainage) of previous permission 2021/91700 for erection of extension to vehicle workshop, engineering operations to excavate and regrade land, formation of extensions to car park and external yard areas, erection of 2.4m high security fencing, external lighting and temporary construction access
Recommending Officer:	Victor Grayson

DECISION - Discharge of Conditions- Approved

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.

David Wordsworth

AUTHORISED OFFICER

Date: 27-Jun-2024

Officer Report

Discharge of condition 7 (construction phase drainage) of previous permission 2021/91700 for erection of extension to vehicle workshop, engineering operations to excavate and regrade land, formation of extensions to car park and external yard areas, erection of 2.4m high security fencing, external lighting and temporary construction access

Site Description

The application site is within the wider Local Plan allocation MX3. It occupies the triangle formed by Lindley Moor Road, Crosland Road and public footpath HUD/408/10.

Consultation

Lead Local Flood Authority – Given the nature of the application, extensions to existing buildings, on this occasion the use of sump and pump settlement tanks is accepted. The applicant is advised to monitor the level of silt in the pumped water and revise their methodology if this proves unsuccessful. A permit from the EA will be required. Pollution of watercourses can result in prosecution. We recommend that this condition can be discharged.

Relevant Planning History

The following permission is of most relevance to this current Discharge of Conditions application:

2021/91700 – Permission granted 20/01/2022 for erection of extension to vehicle workshop, engineering operations to excavate and regrade land, formation of extensions to car park and external yard areas, erection of 2.4m high security fencing, external lighting and temporary construction access.

Condition 7 (construction phase drainage)

Condition 7 reads as follows:

7. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.*
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.*

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have

been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: *To enable satisfactory drainage of the site in accordance with Policies LP27 and LP28 of the Kirklees Local Plan.*

Assessment

The applicant has submitted the following documents pursuant to condition 7:

- Proposed Drainage and External Site Levels Scheme (drawing MTCR-MSJ-ZZ-XX-DR-D-4000 rev P10)
- Location Plan (drawing MTCR-MWA-XX-XX-DR-A-1000 rev P2)
- Silt Control Product Guide (Frog Environmental)

The applicant's submission has been reviewed by the Lead Local Flood Authority (LLFA), who have advised that the condition can be discharged. In light of this advice, it is recommended that the submitted details be approved.

Condition 7 will be discharged in full once the development is completed in accordance with the submitted construction phase drainage details.

Recommendation

Approve details pursuant to condition 7.

Decision Notice Text

Condition 7 (construction phase drainage) – You have submitted the following documents pursuant to condition 7:

- Proposed Drainage and External Site Levels Scheme (drawing MTCR-MSJ-ZZ-XX-DR-D-4000 rev P10)
- Location Plan (drawing MTCR-MWA-XX-XX-DR-A-1000 rev P2)
- Silt Control Product Guide (Frog Environmental)

The details set out in the above-listed documents are considered acceptable for the purposes of condition 7, and are hereby approved.

Condition 7 will be discharged in full once the development is completed in accordance with the construction phase drainage details hereby approved.

Report dated: 27/06/2024

