

PLANNING STATEMENT

Proposed Variation of Condition 17

attached to

Grant of Planning Permission 2018/93591

for

Erection of Restaurant/Café/Bar,

Six Guest Bedrooms, Exhibition/

Interpretation Room, WCs, Terrace,

Car Parking and ancillary accommodation

at

Victoria Tower, Castle Hill, Almondbury,

Huddersfield HD4 6TA

1.0 STATEMENT

1.1 Condition 17 requires approval of drainage details prior to the commencement of development.

1.2 The application site is an Ancient Monument. Accordingly, the overall proposals including, new drainage works, require Scheduled Monument Consent.

1.3 At this stage it has not been possible to undertake the necessary site investigation works to establish proposed drainage details within the car park.

1.4 These details can only be drawn up following the grant of Scheduled Monument Consent for the necessary site investigation works.

1.5 Accordingly, approval for variation of Condition 17 is sought for a small delay in the timing of the requirement for approval of the drainage scheme.

1.6 It is considered appropriate that the requirement of the condition is amended to read –

“Prior to the commencement of super structure works a scheme detailing foul water, surface water and land drainage (including off-site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phazing of drainage provision, and details of any existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a maintenance and management plan for surface water infrastructure. The development hereby approved shall not be brought into use until such approved drainage scheme has been provided on the site to serve the development and the drainage scheme shall be retained thereafter.;

Malcolm Sizer

Malcolm Sizer Planning Ltd.

September 2024.