PB Planning

APPLICATION TO REMOVE AND VARY PLANNING CONDITIONS – APPLICATION REF. 2024/92614 - OUTLINE APPLICATION REF. 2020/92546 - LAND OFF BLACKMOORFOOT ROAD & FELKS STILE ROAD, CROSLAND MOOR, HUDDERSFELD

Further to the submission of planning application Ref.2024/92614 we write to formally request that the following additional proposed variations to the original outline planning conditions are included within the application: -

- Condition 16 – Variation – the email below references including 'excluding demolition' as the proposed 'trigger point' but after further thought we believe the submission of the scheme could be moved to 'within 6-months of commencement of development' with implementation 'pre-occupation/operation' – this is in order to provide the applicants with the sufficient level of time needed to submit/agree the details and to then implement them. Proposed revised wording as follows: -

    - *~~Prior to the commencement of development within a phase~~* ***Within 6 months of the commencement of the development (excluding demolition) within a phase****, a scheme detailing the location, design and construction of all new retaining walls and/or building retaining walls adjacent to the existing/proposed highways within that phase, including cross sectional information, shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the ~~commencement~~* ***operation*** *of the proposed development with that phase and thereafter retained during the life of the development.*

- Condition 17 – Variation - the email below references including 'excluding demolition' as the proposed 'trigger point' but after further thought we believe the submission of the scheme could be moved to 'within 6-months of commencement of development' with implementation 'pre-occupation/operation' – this is in order to provide the applicants with the sufficient level of time needed to submit/agree the details and to then implement them. Proposed revised wording as follows: -

    - *~~Before the development of a phase commences~~* ***Within 6 months of the commencement of the development (excluding demolition) within a phase****, a scheme detailing the location and cross-sectional information, together with the proposed design and construction details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the ~~construction~~* ***operation*** *of highways for that phase and thereafter retained during the life of the development.*

- Condition 18 – Variation – Discussions have taken place with Yorkshire Water and the LLFA (Paul Farndale) in respect of the outfall location for the surface water. These discussions have confirmed that the surface water can discharge into the combined sewer on account of soakaways not being suitable at the site. Enclosed is an email from the applicant's engineers which confirms this position. Accordingly, we are seeking to update the condition to remove the reference to soakaways from criteria a) and as discussed just now we can also include the previously agreed discharge rate of 61l/s in criteria b) as agreed under the previous NMA. Proposed amended wording as follows: -

    - *For each phase of development, there shall be no piped discharge of surface water from the development within that phase prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. The information shall include, but not be exclusive to:*

        a) The means of discharging surface water for the relevant area of the site to a satisfactory outfall~~, other than the public sewerage network i.e. soakaway~~; and;

        b) The means of restricting the discharge for the relevant area of the site to the public sewer network at a maximum rate of 27 (twenty-seven) litres per second to outfall A

*and 6**1** litres per second to outfall B. Each phase shall be implemented in accordance with the approved details and thereafter retained.*

- Condition 37 – Variation – We read the trigger point for this condition as 'pre-superstructure' but if there is any ambiguity here can we please amend the wording/trigger point at the start of the condition as follows: -
    - ~~*Before any above ground work on a phase commences.*~~ ***Prior to development commencing on the superstructure of any dwelling hereby approved***
- Condition 39 – Variation – We read the trigger point for this condition as 'pre-superstructure' but if there is any ambiguity here can we please amend the wording/trigger point at the start of the condition as follows: -
    - ~~*Before any above ground work on a phase commences.*~~ ***Prior to development commencing on the superstructure of any dwelling hereby approved***