

Ms K Chew
Planning Case Officer
Kirklees Council
Planning Services,
PO Box 1720,
Huddersfield,
HD1 9EL

Date: 27 February 2025
Our ref: 65150/02/JG/RBa/33457429v1
Your ref: PP-13759147

Dear Ms Chew

Joseph Norton Academy: Application to discharge conditions 7,8 & 9 of planning permission 2023/48/93350/W

On behalf of Kirklees Council we are pleased to submit an application to discharge conditions 7, 8 & 9 of planning permission 2023/48/93350/W for the permitted Joseph Norton Academy, located at the site of the former Deighton Centre, Deighton Road, Huddersfield, HD2 1JP.

On 13 May 2024, planning permission was granted for:

“Development of former Deighton Centre (previously Deighton High School) for a social emotional and mental health school (Use Class F1) comprising single and two storey educational buildings; roof mounted photo-voltaic panels; sensory garden spaces; multi-use games areas; landscaping; hardstanding areas; carparking; access with secure fencing and ancillary development.”

This permission is subject to 22 conditions.

Application Submission

This application comprises:

- Completed application form;
- This covering letter;
- Drainage Layout (JNA-HEX-00-ZZ-DR-C-9201-P03)
- Catchment Area Plan (JNA-HEX-00-ZZ-DR-C-9204-P01)
- Manhole Schedules (JNA-HEX-00-XX-DR-C-9203-P01)
- Drainage Details Sheet 1 of 2 (JNA-HEX-00-XX-DR-C-9202-P02)
- Proposed Surface Water Calculations (JNA-HEX-XX-XX-T-X-9201-P01)

- Drainage Details Sheet 2 (JNA-HEX-01-XX-D-C-9203-P03)
- SuDs Management and Maintenance Regime (JNA-HEX-XX-XX-T-C-9202-P01), prepared by Hexa
- Soakaway Access and Maintenance Statement, prepared by Wates; and
- Temporary Surface Water Drainage Scheme, prepared by Wates

Condition 7

Condition 7 states:

“Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including the verified infiltration rates undertaken at the locations of the infiltration tanks sized for the critical 1 in 100 + 30% climate change rainfall event, construction details /design, plans and longitudinal sections, hydraulic calculations and 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 infiltration structures, and the scheme shall include a maintenance and management plan for surface water infrastructure. 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 8

Condition 8 states:

“The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (i.e. the development shall not be occupied) until the works comprising the approved drainage scheme have been completed and such approved drainage scheme shall be retained thereafter.”

To discharge condition 7 and 8 a detailed drainage scheme has been prepared. This comprises:

- Drainage Layout (JNA-HEX-00-ZZ-DR-C-9201-P03)
- Catchment Area Plan (JNA-HEX-00-ZZ-DR-C-9204-P01)
- Manhole Schedules (JNA-HEX-00-XX-DR-C-9203-P01)
- Drainage Details Sheet 1 of 2 (JNA-HEX-00-XX-DR-C-9202-P02)
- Proposed Surface Water Calculations (JNA-HEX-XX-XX-T-X-9201-P01)
- Drainage Details Sheet 2 (JNA-HEX-01-XX-D-C-9203-P03)
- SuDs Management and Maintenance Regime (JNA-HEX-XX-XX-T-C-9202-P01), prepared by Hexa

- Soakaway Access and Maintenance Statement, prepared by Wates

Condition 9

Condition 9 states:

“Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site 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 strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.*

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.”

A Temporary Surface Water Drainage Scheme, prepared by Wates, has been submitted which details the above requirements of the condition.

Summary

We trust that sufficient information has been provided to validate and determine this application. If you require any further information or clarification, please do not hesitate to get in touch with me or my colleague Jonathan Standen.

Yours faithfully

Redacted

Ryan Barrett

Planner

MPlan (Hons) MRTPI