



Full Planning Application

Conversion of vacant former public house into apartments and the construction of 4 houses each with parking and gardens on the car park and surrounding land

**former
Richardson's Arms
684 Bradford Road
Oakenshaw
Bradford
BD12 7EN**

L Morrell

Statements:

- **Crime Prevention**
- **Drainage Strategy**
- **Site Waste Management**
- **Community Involvement**

Crime Prevention

The Public House has been closed for many years and not only creates an opportunity to be broken into on a regular basis but is also dangerous.

The New development will breathe life into this site and much needed new housing in the area.

Crime Prevention is taken very seriously and the future developer (not the applicant) will work closely with the Police Liaison Officer to ensure a suitably safe development.

The Flats will be monitored, key entry systems with CCTV and the houses will all have secure boundaries, well lit areas, paths around the houses and the communal parking areas

Drainage Strategy

The drainage scheme will be designed by a suitably qualified engineer to ensure that the development is drained correctly but it must also be noted that all main drainage is currently on site and there is no reason to believe that the new development cannot be connected to the existing site drainage systems

In the first instance the design will be looked at following the hierarchy in design

The Foul drainage will connect to existing foul sewers and surface water to existing surface water drainage. SUDS will be consider at the start with the amount of open space and parking areas being available for water collection, underground holding tanks before being allowed to leave site.

The Public House had large areas of hard standing and car parking on the site and therefore this proposal will not affect water run off in any great way.

Permeable surfaces will be considered for the parking and turning areas to allow natural surface Water to permeate away

Site Waste Management Plan

The Applicant is not and will not be the eventual developer of this site. If the application is successful then the site will be sold to a developer to carry out the work.

Statement of Community Involvement

The Applicant or team have not consulted the Local Community recently.