

Date of Application: 19 July 2012  
Date Decision Issued: 23 December 2013  
Application Number: 12/01515/OUT

Typetalk calls welcome

Gladman Developments Limited  
Gladman House  
Alexandria Way  
Congleton Business Park  
Congleton  
Cheshire  
CW12 1LB

**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) (England)  
Order 2010**

**Grant of Outline Planning Permission**

**Description and Location of Application**

Outline planning for residential development of up to 320 dwellings including access.

at: Cobblers Lane Pontefract WF8 2HN

**Particulars of Decision**

Outline planning permission granted. Permission is granted for the development in accordance with the plans and specifications hereby approved subject to the following condition(s) and reason(s) if any:-

1. Application for approval of all the reserved matter(s) for all phases of development shall be made before the expiration of three years from the date of this permission.  
Reason : Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be begun before the expiration of two years from the date of the last of the reserved matters to be approved.  
Reason : Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
3. Development of any phase shall not commence until details of the following reserved matter(s) have been submitted to and approved in writing by the Local Planning Authority:- appearance, landscaping, layout and scale.  
Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Prior to commencement of development, a scheme comprising ecological enhancements to be incorporated within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and retained thereafter.  
Reason: In the interests of enhancing biodiversity in accordance with guidance contained in the NPPF.
5. Development shall not commence until the following details have been submitted to and approved in writing by the Local Planning Authority:-
  - a) the colour, type and texture of building materials
  - b) details of screening, retaining and boundary walls
  - c) the external appearance, colour, type and texture of materials used in construction of the access.Reason: In the interests of amenity in accordance with Policy D9 of the Local Development Framework.
6. The approved landscaping scheme pertaining to each phase shall be completed not later than the first planting season following occupation of the development. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and to accord with the requirements of LDF Policy D12.
7. The development in any phase shall not be commenced until the Local Planning Authority has approved in writing the details of arrangements for the provision (including timing of implementation) and/or maintenance of public open space on site or in the locality to serve the future residents of the development hereby permitted. The development shall only be occupied in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority the approved scheme shall thereafter be retained.  
Reason: To ensure that public open space to serve the future residents of the development permitted are provided in the locality in accordance with guidance contained in paragraph 6.47 of the Development Policies Document and Policy D9 (n), of the Local Development Framework.
8. Prior to the development commencing, a scheme for incorporation of on site renewable energy generation technology shall be submitted for approval in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.  
Reason: In the interests of mitigating and adapting the climate change in accordance with Policies D27 and D28 of the Local Development Framework
9. Development shall not commence until a scheme detailing measures to conserve energy and water resources within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained and maintained throughout the lifetime of the development.  
Reason: In the interests of mitigating and adapting to climate change in accordance with Policy D28 of the Local Development Framework Development Policies Document.

10. Prior to the commencement of any works of construction, demolition, or earth moving a scheme detailing the means to control and minimise dust emissions from such activities and associated vehicular movements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented whilst any construction, demolition or earth moving works are undertaken on the site.  
Reason : In the interests of the amenity of the occupiers of neighbouring properties and to accord with the requirements of Local Development Framework Development Policy D20.
11. The development shall not commence until a scheme detailing measures for the protection of residents of the development from rail noise and road noise has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the occupation of each dwelling and retained thereafter.  
Reason : In the interests of the amenity of future residents and to accord with the requirements of Local Development Framework Development Policy D20.
12. Except in an emergency or with the prior written consent of the Local Planning Authority, construction work, shall not take place outside 07:30 to 18:00 hours on Mondays to Fridays, 08:30 to 14:00 hours on Saturdays nor at any time on Sundays or Bank and National Holidays.  
Reason : In the interests of the amenity of the occupiers of neighbouring properties and to accord with the requirements of Local Development Framework Development Policy D20.
13. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 14 to 17 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 17 has been complied with in relation to that contamination.  
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy D22 of the Local Development Framework and guidance contained in the NPPF.
14. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination and ground gases on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
  - (i) a survey of the extent, scale and nature of contamination and ground gases;
  - (ii) an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwater's and surface waters, ecological systems, archaeological sites and ancient monuments;
  - (iii) an appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy D22 of the Local Development Framework and guidance contained in the NPPF.

15. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy D22 of the Local Development Framework and guidance contained in the NPPF.

16. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy D22 of the Local Development Framework and guidance contained in the NPPF.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 14, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 15, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 16.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy D22 of the Local Development Framework and guidance contained in the NPPF.

18. No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
  2. The programme for post investigation assessment
  3. Provision to be made for analysis of the site investigation and recording
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of competent persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- Reason: In order to ensure the proposal does not disturb or destroy archaeological remains in accordance policy D17 of the Local Development Framework and guidance contained in the NPPF.
19. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 18.
- Reason: In order to ensure the proposal does not disturb or destroy archaeological remains in accordance policy D17 of the Local Development Framework and guidance contained in the NPPF.
20. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 18 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- Reason: In order to ensure the proposal does not disturb or destroy archaeological remains in accordance policy D17 of the Local Development Framework and guidance contained in the NPPF.
21. No vehicles exceeding 3.5 tonnes maximum gross weight shall be permitted to arrive, depart, be loaded or unloaded except between the hours of 08.00 and 18.00 hours on Monday to Friday; 08.30 to 14.00 hours on Saturdays and not at any time on Sundays/Bank/National Holidays.
- Reason : In the interests of the amenity of the occupiers of neighbouring properties and to accord with the requirements of Local Development Framework Development Policy D20.
22. Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority . The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase have been completed.
- Reason : To ensure the provision of adequate and sustainable means of drainage in the interests of amenity, in accordance with Local Development Framework Development Policy D25.
23. Development shall not commence until a scheme restricting the rate of development flow runoff from the site to a maximum of 0.71 litres per second per hectare has been submitted to and approved in writing by the Local Planning Authority. Storage shall be provided for the minimum 30 year return period storm off-line or on-line for the 100

year return period storm. Principles of sustainable urban drainage shall be employed wherever possible. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme have been completed. The approved maintenance and management shall be implemented throughout the lifetime of the development.

Reason : To accommodate flows in storm events, in accordance with Local Development Framework Development Policy D25.

24. There shall be no discharge of foul or contaminated drainage from the site to any part of the groundwater or surface water network, whether directly or via soakaway.

Reason : To prevent pollution of the water environment.

25. Development shall not commence until a scheme, detailing temporary surface water drainage generated during the construction of the site, 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. 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 maintained until the approved permanent surface water drainage system is in place and functioning.

Reason : To ensure the provision of adequate temporary means of drainage in the interests of amenity, in accordance with Local Development Framework Development Policy D25.

26. Prior to construction commencing the location of the construction site compound throughout all phases of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

Reason: In the interests of the amenity of local residents in accordance with Policy D20 of the Local Development Framework.

27. The development hereby permitted shall incorporate measures to minimize the risk of crime and meet the specific security needs of the application site and the development. These measures shall include that all external door sets, including French door sets, must be made secure to standards, independently certified, set out in PAS 24-1 2007 + A2:2011 or PAS 24-2012 'Doors of Enhanced Security'. All windows to be installed at ground floor level and those easily accessible above ground floor should be made secure to standards and independently certified to BS 7950 or PAS 24-2012. Details of the measures to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing and shall be implemented before the development is first occupied and retained thereafter.

Reason: In pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and in accordance with Policy CS10 of the Local Development Framework Core Strategy and D15 of the Local Development Framework Development Policies Document.

28. The development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, type, height, style, method of installation and gate locking mechanism. The development shall not be brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained for the lifetime of the development.

Reason: In pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and in accordance with Policy CS10 of the Local Development Framework Core Strategy and D15 of the Local Development Framework Development Policies Document.

29. The development shall not be brought into use until a scheme detailing vehicle mitigation measures to Public Open Space & Pedestrian routes has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained and operated throughout the lifetime of the development.

Reason: In pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and in accordance with Policies CS10 and D15 of the Local Development Framework.

30. The development shall not be begun, nor shall any demolition, site preparation, groundworks, materials or machinery be brought on to the site until a tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. New trees will comprise of a mixture of deciduous and evergreen native stock planted in the first available planting season following the commencement of the approved development in any phase. All new trees shall be 8-10 cm girth standard, rootballed or containerised as per British Standard BS3936 Nursery Stock and must be staked and tied in accordance to good arboriculturalist practice.

Any new tree becoming diseased or dying within the first 5 years after the completion of planting shall be removed immediately after the disease/death and a replacement tree of the same species/specification shall be planted in the same position no later than the end of the first available planting season following the disease/death of the original tree.

Reason: For the maintenance of tree cover and in the interests of visual amenity in accordance with Policies D7, D8, D9 and D12 of the Local Development Framework.

31. Temporary tree protective fencing shall be erected in accordance with the recommendations contained with the submitted Arboricultural Report by FPCR Environment and Design Ltd dated July 2012.

Reason: To ensure trees are protected during the construction period and in the interests of visual amenity in accordance with Policy D7 of the Local Development Framework.

32. No development shall commence until a scheme of details of finished floor levels of the development, together with existing and finished ground levels within the application site and on land adjacent to the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details so approved and no dwelling shall be occupied until the works relating to that property have been completed. These shall be so retained for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy D9 of the Local Development Framework and guidance contained in the Council's Residential Design Guide.

33. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus 30% climate change critical storm will not exceed the run-off from the undeveloped site following the

corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.  
Reason: To prevent the increased risk of flooding to the site and elsewhere.

34. Development shall not commence until a scheme for the provision of a 32Amp single phase electrical supply that will allow for the future inclusion of an individual electric car charging point for each property has been submitted to and approved in writing by the Local Planning Authority. The approved works for each individual unit shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To contribute towards a reduction in emissions in accordance with Air Quality objectives and in accordance with Policy D20 of the LDF Development Policies Document.

35. Prior to development commencing, a detailed scheme for the provision of a new bus stop along Cobblers Lane, shown indicatively on drawing 1265/02 rev shall be submitted to and approved in writing by the Local Planning Authority in consultation with METRO. Unless otherwise agreed in writing by the Local Planning Authority and METRO, all of the agreed works shall be implemented before any part of the development is first brought into use.

REASON: To improve public transport infrastructure in the vicinity of the site in accordance with the council's sustainability objectives.

36. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The approved statement shall include scaled drawings illustrating the provision for -

- 1) The parking of site operatives and visitors vehicles
- 2) Loading and unloading of plant and materials
- 3) Management of construction traffic and access/haul routes
- 4) Storage of plant and materials used in constructing the development
- 5) Wheel washing facilities

Reason: In the interests of maintaining highway efficiency and to ensure adequate off street parking during construction and to prevent extraneous material being deposited on the highway in the interests of highway safety in accordance with Policy D14 of the Council's Local Development Framework Development policies Document.

37. Prior to first occupation of the dwellings in any phase, a continuous 2m wide footway shall be provided between the site accesses connecting into the existing footway network along Cobblers Lane has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The footway so approved shall thereafter be retained throughout the lifetime of the development.

Reason: To promote sustainable modes of travel and to safeguard connections to existing cycle routes, in accordance with policies CS4 and CS14 of the Council's Local Development Framework Core Strategy and Development Policies Document.

38. The measures and actions detailed within the submitted Travel Plan ref 1265/3/A TP dated July 2012 shall be implemented in full.

Reason: To promote sustainable modes of travel, in accordance with policies CS4, CS14 and D14 of the Council's Local Development Framework Core Strategy and Development Policies Document



39. Before the development is brought into use, the means of vehicular access to the site and road widening along Cobblers Lane shall be constructed in accordance with the approved drawings 1265/22 and 1265/02 rev A together with further structural engineers drawings which shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing and no structure, erection or planting exceeding 1.0m in height shall thereafter be placed within the visibility splays shown on the approved plans.

Reason: To ensure a suitable access and layout in the interests of highway safety in accordance with Policy D14 of the Council's Local Development Framework Development policies Document.

**This decision is based on the following plans(s):-**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Miscellaneous Drawings	ACCESS POINT A	1265/02 rev A	24.07.2012
Application Form			24.07.2012
Location Plan		100	19.07.2012
Miscellaneous Support Documentation	TOPOGRAPHICAL SURVEY	S11/269	19.07.2012
Miscellaneous Support Documentation	DEVELOPMENT FRAMEWORK PLAN	DF-01 rev K	19.07.2012
Design and Access Statement			19.07.2012
Landscaping Documentation	LANDSCAPE & VISUAL ASS		19.07.2012
Transport Documents	TRANSPORT ASSESSMENT		19.07.2012
Transport Documents	TRAVEL PLAN		19.07.2012
Ecological Survey	ECOLOGICAL APPRAISAL		19.07.2012
Miscellaneous Support Documentation	ARBORICULTURAL ASSESSMENT		19.07.2012
Geological Documentation	PHASE 1 SITE INVESTIGATION		19.07.2012
Flood Risk/Run Off Impact Assessment			19.07.2012
Miscellaneous Support Documentation	AIR QUALITY ASSESSMENT		19.07.2012
Noise Documentation	NOISE ASSESSMENT		19.07.2012
Miscellaneous Support Documentation	ARCHAEOLOGICAL ASSESSMENT		19.07.2012
Miscellaneous Support Documentation	UTILITIES APPRAISAL REPORT		19.07.2012
Miscellaneous Support Documentation	AGRICULTURAL USE/QUALITY REPORT		19.07.2012
Miscellaneous Support	RENEWABLE ENERGY STRATEGY		19.07.2012

Documentation			
Miscellaneous Support Documentation	STATEMENT-COMMUNITY INVOLVEMENT		19.07.2012
Miscellaneous Support Documentation	AFFORDABLE HOUSING REPORT		19.07.2012
Miscellaneous Support Documentation	PLANNING STATEMENT		19.07.2012
Site Plans	ILLUSTRATIVE MASTER	MPI rev G	21.11.2012
Miscellaneous Drawings	SITE ACCESS LOCATION B	1265/22	04.12.2012
Miscellaneous Drawings	FOOTWAY ENHANCEMENTS	1265/21 rev A	04.12.2012

### Notes

Having taken into account the submitted details and all material planning considerations, including those raised in the consultations and representations, it is considered that the proposed development is appropriate to this location and would not result in any significant or unacceptable harm by reasons of overlooking, overshadowing, increased traffic or obstruction of access to neighbouring dwellings subject to the imposition of indicated planning conditions.

In particular, the Local Planning Authority is of the view that the application is in accordance with prevailing policies relating to the location of development and sustainable transport (CS1 and CS4), Scale and Distribution of Housing (CS3), Housing mix, affordability and quality (CS6), Design and Amentiy (CS10, D7, D8, D9, D12, D15 and D20), Access and highway safety (D14), Heritage Assets (D17), Drainage and Flood Risk (D24 and D25) and Renewable Energy and Sustainable Construction (D27 and D28), of the adopted LDF, supplementary planning guidance contained in the Street Design Guide and the Council's Residential Design Guide (SPG2), taken together with advice in the relevant national planning policy guidance contained in the National Planning Policy Framework justifying development in this location of the scale proposed.

Under the Wildlife and Countryside Act (1981) it is an offence to disturb wild birds or to take, damage or destroy their nests or eggs. The timing of the works should be discussed with a suitably qualified person to avoid disturbance, and mitigation planned if necessary.

All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure. The following points need to be addressed:

1. There should be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
2. All surface water run off and sewage effluent should be handled in accordance with Local Council and Water Company regulations.
3. Attenuation should be included as necessary to protect the existing surface water drainage systems from any increase in average or peak loadings due to normal and extreme rainfall events.

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rails infrastructure or railway land.

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

For further information regarding archaeological works please contact: Jason Dodds, West Yorkshire Archaeology Advisory Service: 01924 305992

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer, Upper Building Newton Bar, Wakefield (08458 506506) with regard to obtaining this permission and approval of the construction specification(s).

Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

It is brought to the Applicants' notice that the Highway Section 38 Engineer, Highways Development Control, Newton Bar, Wakefield, WF1 2TX must be contacted to discuss road adoption arrangements under Section 38 of the Highways Act 1980.

It is brought to the Applicants' notice that the Highway's Section 278 Engineer, Major Projects Section, Newton Bar, Wakefield, WF1 2TX must be contacted to discuss arrangements for the proposed off site highway works under Section 278 of the Highways Act 1980.

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

The applicant is advised that this permission does not authorise excavations within or abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be

sought before the use commences. If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

**Service Director for Planning**

*I. D. Thomson*



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## FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

**If you wish to talk to someone about your application, please contact Development Control and quote your Application Number: 0845 8 506 506 or [devcontrol@wakefield.gov.uk](mailto:devcontrol@wakefield.gov.uk)**

### GRANTED

If your application has been granted, please be aware that the following may apply to you.

#### TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- Extension of Planning Permission – in order to keep consent extant, you are required to submit a new application, including the full plans and information, and the full current fee.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

#### CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to allow the discharge of conditions, after which development may commence.

The form for discharge of condition applications can be found using the following link [www.planningportal.gov.uk/uploads/appPDF/X4725Form027\\_england\\_en.pdf](http://www.planningportal.gov.uk/uploads/appPDF/X4725Form027_england_en.pdf) a fee will also be payable.

#### OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see the DCLG website for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

**Do not start your development until you have all the applicable consents**

#### GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

### GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

## APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Department of Communities and Local Government) by the Planning Inspectorate in Bristol.

There are strict time limits on when Appeals can be made and you are urged to visit [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk). Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

## INFORMATION

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### BUILDING CONTROL

01924 306580

[buildingcontrol@wakefield.gov.uk](mailto:buildingcontrol@wakefield.gov.uk)

[www.wakefield.gov.uk/Planning/BuildingControl](http://www.wakefield.gov.uk/Planning/BuildingControl)

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### PUBLIC RIGHTS OF WAY

0845 8 506 506

[prowteam@wakefield.gov.uk](mailto:prowteam@wakefield.gov.uk)

[www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm](http://www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm)

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### PLANNING INSPECTORATE

[www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

The Planning Inspectorate,  
Temple Quay House,  
2 The Square, Temple Quay,  
Bristol BS1 6PN

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### PLANNING PORTAL

The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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### DCLG (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT)

The DCLG are the central Government Department responsible for planning policy and building regulations.

[www.communities.gov.uk](http://www.communities.gov.uk)