

HIRST ARCHITECTS

Chartered Architects
Discharge of Conditions Statement

Hirst Architects Ltd Royal Institute of British Architects RIBA Chartered Practice

Discharge of Conditions Statement

Planning Permission: 2022/0972

Site: C K Beckett, Boulder Bridge Lane, Carlton, Barnsley, S71 3HJ

Prepared by: Hirst Architects Ltd

1. Introduction

This statement has been prepared in support of an application seeking approval of details reserved by conditions attached to planning permission **2022/0972** for the erection of an industrial unit intended to combine existing uses at C K Beckett, Boulder Bridge Lane, Carlton, Barnsley.

The purpose of this submission is to provide the necessary information required to discharge the following planning conditions:

Condition 3 - Foul and Surface Water Drainage

Condition 4 - External Materials

Supporting drawings and documents accompanying this submission provide the relevant technical information to address the requirements of each condition.

2. Condition Response Summary

Condition	Requirement	Submitted Information	Drawing / Document Reference
Condition 3	Submission and approval of foul and surface water drainage details	Drainage strategy utilising existing site interceptor for surface water and existing 8000 litre foul cesspit	Drainage Layout Plan
Condition 4	Submission of details of proposed external materials	Brick plinth construction, insulated metal cladding panels and profiled metal roof sheeting	Materials Schedule

3. Condition 3 – Foul and Surface Water Drainage

Details of the proposed foul and surface water drainage strategy are submitted for approval.

The development is located within the established operational yard of C K Beckett and will utilise the existing drainage infrastructure serving the wider site.

Surface water generated from the roof of the proposed building and surrounding hardstanding areas will drain via the existing yard SW drainage system which discharges through the site's established surface water interceptor prior to outfall. The interceptor currently manages runoff from operational yard areas and will continue to perform this function for the proposed development.

Foul water generated by the development will discharge to the existing 8000 litre foul water cesspit which currently serves the site. The capacity and arrangement of this system is considered adequate for the scale and nature of the development.

A drainage layout drawing has been submitted illustrating the drainage arrangement and connection points.

4. Condition 4 – External Materials

Details of the proposed external materials for the building are submitted for approval.

The building will comprise the following external materials:

Ground Floor Construction

Facing brickwork plinth walls forming the base of the structure.

Superstructure

Steel portal frame construction with insulated metal cladding panels installed above the brick plinth.

Roof

Profiled metal roof sheeting forming the pitched roof structure.

Openings

Doors and openings installed in accordance with the approved elevations.

The submitted material schedule and drawings confirm the external appearance and finish of the development.

5. Conclusion

The information submitted with this application provides the necessary details to satisfy the requirements of Conditions 3 and 4 attached to planning permission **2022/0972**.

It is therefore respectfully requested that the Local Planning Authority confirm that these conditions have been satisfactorily discharged.

Kind regards,

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