



JohnsonMowat

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Telephone
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Our ref.
Your ref. 2019/1573

15 February 2022

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION TO DISCHARGE PLANNING CONDITIONS – PHASE 3 SITE
PLANNING PORTAL REF. PP- 11047564

Please find enclosed application, submitted on behalf of Firethorn Developments Ltd, for discharge of the following condition(s) of planning permission ref. 2019/1573 for employment development, specifically in relation to sewers and water supply infrastructure at the Phase 3 site.

The submission comprises the following plans and documents:

Condition	Submitted Material
37 Water supply infrastructure	Note appended to this letter only
53 Sewer diversion	- Yorkshire Water email dated 25 January 2022 - Site Location Plan YW.201624-GHD-WTN-WTN-DR-J-0001_S4-P02.0 - Sewer Diversion YW.201624-GHD-WTN-WTN-DR-C-0002_S4-P02.0 - Long Section YW.201624-GHD-WTN-WTN-DR-C-0003_S4-P02.0

This application seeks partial discharge of this condition as set out below:

Approval Sought	Extent of Approval
Partial	- All parts of the condition - Phase 3 site only as shown on plan ref. 21049_P0602 rev.A

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[REDACTED]

I trust that this submission satisfies the requirements of these conditions and will allow it to be formally discharged for the applicable phase / area of the site.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours sincerely

[REDACTED]

Hamish Robertshaw
Director

Enc.

cc. Firethorn Developments Ltd

Condition 37 – Water Supply Infrastructure

Condition 37 of planning permission reference 2019/1573 states:

No construction works shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary of each plot have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand -off or protection measures are to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public water supply and in accordance with Local Plan Policy Poll1.

Note

There is no ‘public water supply infrastructure’ (i.e. water main) located within the subject site i.e. the Gateway 36 Phase 3 site as per reserved matter application ref. 2021/1691.

As such, it is not necessary or possible to implement any measures to protect the public water supply infrastructure ahead of commencement of this phase of development, or to submit any details in relation to access for repair/maintenance, stand-off, diversion or closure.

Confirmation is therefore sought of the local planning authority’s agreement that no submission or approval in this respect is required prior to commencement of this phase of development.

Condition 53 – Sewer Diversion

Condition 53 of planning permission reference 2019/1573 states:

No building or other structure including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public 150 mm diameter foul sewer i.e. a protected strip width of 6 (six) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken. (In order to allow sufficient access for maintenance and repair work at all times).

Reason: To prevent damage to the existing sewer or watercourse and to allow sufficient access for maintenance and repair work at all times.

Note

An existing public 150mm diameter foul water sewer crosses the Gateway 36 Phase 3 site as shown on the enclosed Site Location Plan ref. YW.201624-GHD-WTN-WTN-DR-J-0001_S4-P02.0.

To facilitate the development as proposed by reserved matters application ref. 2021/1691 this sewer shall be diverted to an alignment beneath the proposed service yard. This alignment ensures that the protected strip of 6m width is preserved around the sewer.

This diversion has been agreed by Yorkshire Water, who have provided full scheme details as shown in the enclosed set of technical drawings, and who are in the process of appointing a contractor to undertake these works. An email from Yorkshire Water dated 25 January 2022 which confirms this position is enclosed.

This submission constitutes the evidence that the diversion has been agreed with the relevant statutory undertaker.

Works to divert the sewer shall be undertaken during the early stages of the enabling works programme ahead of construction of the building, yard, roads and paths etc.