



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2025/0554
Date: 23rd October 2025
Enquiries Jess Duffield
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Dear Neil Bowen Architects Ltd

**RE: Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 17 of app 2024/1000:
Erection of 2no. two-storey residential blocks for use as assisted living
accommodation, consisting of 14no. apartments across the two blocks with
shared amenity space, parking, cycle storage and bin stores, with associated
highways/access works.**

Thank you for submitting an application for the discharge of conditions 3 (Biodiversity Gain Plan), 4 (HMMP), 5 (Cycle Store Details), 6 (Bin Store Details), 7 (External Materials), 8 (Highway Works), 9 (Construction Method Statement), 10 (Highways Condition Survey), 11 (Drainage Details) and 17 (Yorkshire Water) of app 2024/1000.

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 3 – DISCHARGED IN FULL

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application: Ecological Impact Assessment (Section 5) by Whitcher Wildlife Ltd, reference 240954/EclA/1 and dated 7th March 2025 (Received 7/3/2025).

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

The Biodiversity Officer has reviewed the submitted BNG metric. There are no errors within the metric, and the results are in line with the details recorded within the gain plan in that the development is expected to result in a +12.26% net gain in area units. Linear units are also being provided which is welcomed. The requirements of the condition have been satisfied and the condition is therefore discharged in full.

CONDITION 4 – DISCHARGED IN FULL

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority. The HMMP shall include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.
- f) A timetable for implementation and completion of creation and enhancement works.
- g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP
- h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990.

The Biodiversity Officer has reviewed the submitted HMMP (Version 1, received: 12/9/2025) which addresses the issues and discrepancies raised. The requirements of the condition have been satisfied and the condition is therefore discharged in full.

CONDITION 5- DISCHARGED IN FULL

Prior to the commencement of development, elevational drawings including materials and colours of the proposed cycle store building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle store building shall be constructed in complete accordance with the approved details and maintained as approved for the lifetime of the development .

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The proposal has been amended so that the cycle and bin store building(s) have roof enclosures, as requested by the Urban Design Officer. This is shown on submitted drawing number: 2563 13, Proposed Site Plan, Rev B, received: 1/9/2025. The Urban Design Officer confirms that the submitted details satisfy the requirements of the condition, which is therefore discharged in full.

CONDITION 6 – DISCHARGED IN FULL

Prior to the commencement of development, elevational drawings including materials and colours of the proposed bin store buildings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bin store buildings shall be constructed in complete accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The proposal has been amended so that the cycle and bin store building(s) have roof enclosures, as requested by the Urban Design Officer. This is shown on submitted drawing number: 2563 13, Proposed Site Plan, Rev B, received: 1/9/2025. The Urban Design Officer confirms that the submitted details satisfy the requirements of the condition, which is therefore discharged in full.

CONDITION 7 – DISCHARGED IN FULL

Prior to the commencement of development, details of external materials to be used on the buildings hereby approved including specifications, supplier and colour codes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed building(s) shall be constructed in complete accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the proposed external material details and confirms that these are acceptable. Satisfactory information has been provided meaning the condition can be discharged in full.

CONDITION 9 – DISCHARGED IN FULL

Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by, the Local Planning Authority. The statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development- Measures to prevent mud/debris being deposited on the public highway.
- Measures to control noise and dust

The approved statement shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety and to reduce any adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

The Highways DC Officer has reviewed the submitted Construction Method Statement and considers that is satisfactory in terms of addressing the requirements of the condition. The condition is therefore discharged in full subject to strict accordance for the duration of the construction period.

CONDITION 11 – DISCHARGED IN FULL

No development shall take place until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority.

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.

Yorkshire Water have reviewed the application submission, including the additional information (received: 27/8/2025). Yorkshire Water has no objection in principle to the drainage details submitted on drawing: Proposed Drainage Layout, ref: 25359-DR-C-0100, rev: P1. The condition is therefore discharged in full.

CONDITION 17 – DISCHARGED IN FULL

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- evidence of existing positive drainage to public sewer and the current points of connection; and
- the means of restricting the discharge to public sewer to the existing rate less a minimum 30 % reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

Yorkshire Water have reviewed the application submission, including the additional information (received: 27/8/2025). Yorkshire Water has no objection in principle to the drainage details submitted on drawing: Proposed Drainage Layout, ref: 25359-DR-C-0100, rev: P1. The condition is therefore discharged in full.

We confirm that the information provided was partially satisfactory and the following conditions are discharged in PART:

CONDITION 8 – DISCHARGED IN PART

Prior to the commencement of development, full details of the highways works shall be submitted to and agreed in writing by the Local Planning Authority. The information shall include arrangements to secure the relevant works. Such works shall comprise of:-

- Formation of access
- Reinstatement of footways
- Any necessary alterations to street lighting;
- Any necessary alterations to highway drainage;
- Any necessary signing/lining;

- Any necessary reconstruction/resurfacing
- Timetable of works

The works shall be implemented in accordance with the approved details, prior to occupation of the development.

Reason: In the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.

The Highways DC Officer has reviewed the submitted highways details in relation to the S278 works. These have been altered to include a vehicle crossing with full footway (drawing ref: 25359- DR-C-0800, Rev: P2, received: 30/9/2025), rather than the originally proposed 'bell mouth'. The condition is discharged in part, with evidence to demonstrate that the works have been implemented in accordance with the approved details required in order to fully discharge the condition. Photographic evidence should be submitted to and approved in writing by the Local Planning Authority prior to occupation. The applicant is reminded that no highway works can commence until the Streetworks licence has been granted.

CONDITION 10 – DISCHARGED IN PART

Prior to the commencement of development, a condition survey of the adopted highway to be used by construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed shall be agreed by the Local Highway Authority prior to the survey being undertaken. The survey shall consist of:

- A plan to a scale of 1:1250 showing the location of all defects identified
- A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. The second survey shall be submitted to the Local Planning Authority and any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority. Any remedial work shall be completed prior to the occupation of the development.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in accordance with Local Plan Policy T4: New development and Transport Safety.

The Highways DC Officer has reviewed the amended condition survey (Dilapidation Survey, Ref: 25359-DS-001, Rev A, received: 9/10/2025) which includes the relevant roads. The condition is part discharged, with the second survey to be undertaken upon completion and submitted to and agreed in writing by the Local Planning Authority.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

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