Planning Application 2015/1389 – Cannon Hall Garden Centre, Bark House Lane, Cawthorne

Demolition of existing glazed retail space and erection of rear extension to provide a new food preparation area. Addition of front and rear entrance canopies.

We request approval of the following measures and proposals to satisfy compliance with Conditions of the Grant of Planning Permission dated 27 January 2016

Condition 4

Details of equipment to control the emission of fumes and smell from bakery/café.

Proposed catering extract hood details attached including quotation ref: Fred Shaw Q 9972

The proposal shall include Ozone odour control unit.

The roof mounted vertical discharge fan motor noise level has been confirmed as "59 db @3m"

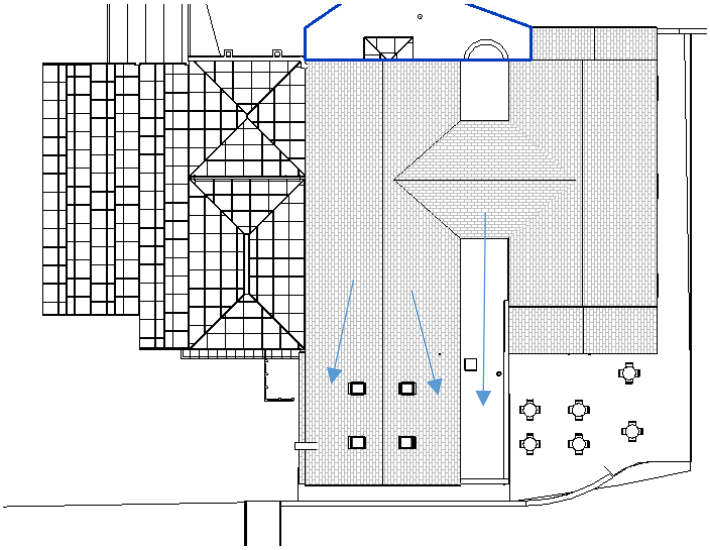
This unit can be attenuated to 35db with in line attenuation if deemed necessary.

Ongoing maintenance of the new systems shall be added to the maintenance contract for catering equipment which the Garden Centre has in place with Huddersfield Catering Ltd.

Condition 5

Details of foul and surface water drainage are shown on drawings CHGC 2.03 Plan and Elevations/ CHGC 2.04 General Layout Plan and Sections; the proposal has been approved by the Building Control Approved Inspector.

We propose an alternative scheme to reduce surface water run off by 30% in the form of rain water harvesting. Rain water shall be collected from the roof area of the rear extension which will also drain approx. 50% of the existing roof as indicated by the arrows on the roof plan below.



The Garden Centre has an endless need for this surface water for the watering of plants. The existing surface water from the site discharges directly into the water course adjacent. The Applicant is very positive about saving this commodity.

Details of the system are subject to the design process and shall be available in due course.

Condition 6 and 7

Tree Identification – T14 as Drawing 2.03 Plan and Elevations

Species: Silver Birch

Tree protection is existing in the form of watercourse retaining wall and wrought iron fence.

This tree is the subject of a Tree Works Application to fell the tree which has been submitted to the Local Authority. Application is awaiting validation. Edward Jowett – Tree Officer is aware of the application.

There are no other trees adjacent the works or in need of protection measures.