
Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Supporting Statement

Planning Approval Reference:
C8/2021/1030/CPO

Date of Decision:
21st June 2022

Description of the Proposal:

Erection of a single storey extension (423 sq.m) to the existing school, wall mounted external lighting with alterations to existing landscaping to alter existing car park and footpaths, construction of MUGA, (690 sq.m), 4 No. 4m high lighting columns, extension to playground, installation of a pedestrian crossing and 2m high vehicle access gate, 1.8m high vehicle access gate, 1.8m high pedestrian access gate & construction of new car park on adjacent site.

Planning Statement:

The applicant requests the removal of the planning condition requiring submission of a drainage scheme within three months of commencement or prior to any discharge to an existing or prospectively adoptable sewer, whichever occurs sooner. This condition mandates that surface water runoff from hardstanding areas equal to or greater than 800 square meters and/or communal car parking areas with more than 50 spaces must pass through an oil, petrol, and grit interceptor/separator of adequate design, subject to approval by the County Planning Authority in consultation with Yorkshire Water.

Our request for removal is based on the following considerations:

Drainage Design of New Car Park Area: The new car park area has been designed with permeable paving, eliminating the need for connections to existing or prospectively adoptable sewers. This design is consistent with the Flood Risk Assessment (FRA) referenced in Condition No. 8, ensuring that surface water management is effectively addressed without requiring additional infrastructure.

Existing Car Park Specifications: The remaining car parking areas on the school site are significantly smaller, totalling less than 800 square meters and providing capacity for just 11 cars. Given this scale, the specified condition is not applicable. Nonetheless, we confirm that drainage for the existing car park does pass through a petrol interceptor, providing an added level of environmental protection despite the limited number of vehicles.

In light of these points, we believe the planning condition is unnecessary and should be removed. The current drainage solutions are adequate and appropriate for the site, aligning with the original design intent and environmental considerations.