

West Craven Committee 2nd February 2016 Update Report

13/15/0524P – Riley St Garage Site Earby

Approval to vary the conditions is recommended based on the evidence which shows that Yorkshire Water agreed the connection to the existing combined sewer on the 5th November, 2007 prior to Building Control issuing the completion notices for this site on the 28th May, 2008.

13/15/0566P Pennine House, New Road Earby

Information has been received which confirms that the proposal will not increase flooding in Earby and a proposal to control the rate of surface water drainage to provide an improvement has been submitted by storing rainwater on site and releasing it into New Cut at a reduced controlled rate.

This is acceptable and can be controlled by amending condition 14 as follows:

A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. The scheme shall provide for separate systems for foul and surface waters and shall include the proposal to store rainwater on the site and reduce the run-off rate to a maximum flow rate of 5 l/sec as per the details submitted by Michael Lambert Associates on the 27th January 2016. The scheme shall have been constructed and completed in accordance with the approved plans before the first dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.