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**Report of the Head of Planning and Development****STRATEGIC PLANNING COMMITTEE****Date: 21 November 2019**

**Subject: Pre application for Reserved matters and conditions associated with outline permission ref 2016/60/92298/E for outline application for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8) North Bierley Wastewater Treatment Works, Bradford Road, Oakenshaw**

**APPLICANT**

Dann Fraser

**DATE VALID**

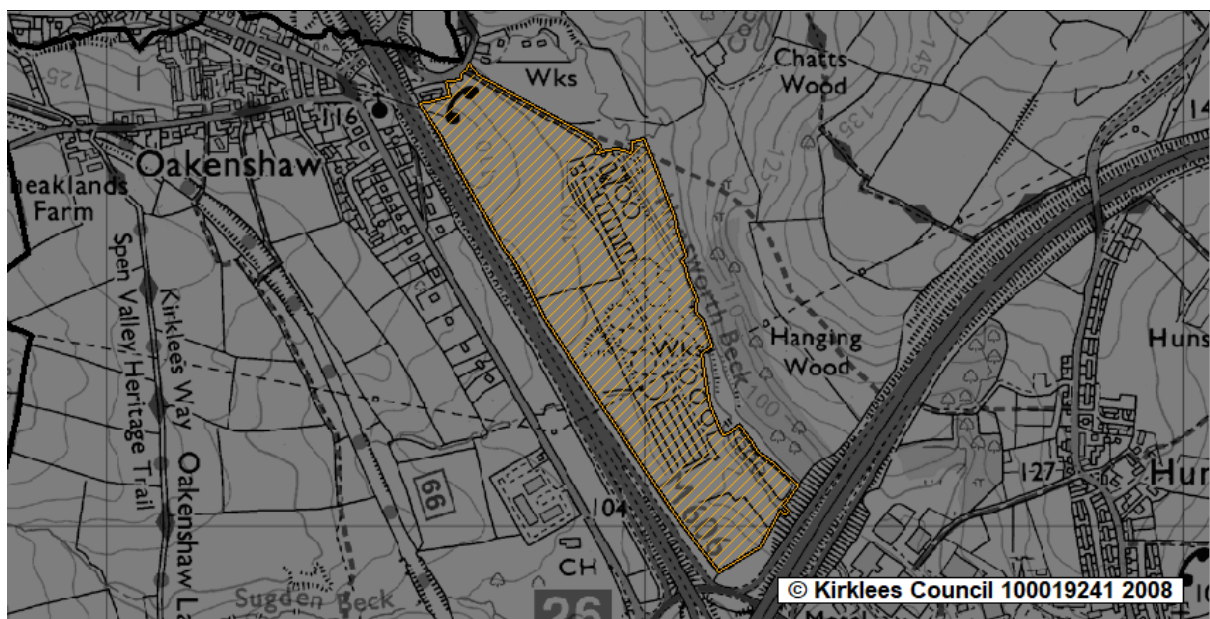
25-Oct-2019

**TARGET DATE**

21-Nov-2019

**EXTENSION EXPIRY DATE**

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**LOCATION PLAN**

**Map not to scale – for identification purposes only**

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**Electoral Wards Affected:**

Cleckheaton

☒ Yes

Ward members notified

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**RECOMMENDATION:** Members note the contents of this report for information

**1.0 INTRODUCTION:**

1.1 This pre-application enquiry is brought to the Strategic Planning Committee to inform members of a potential reserved matters application which would seek to deal with the following detailed matters associated with outline planning permission 2016/92298.

- Access
- Appearance
- Landscaping
- Layout
- Scale

1.2 Outline permission ref 2016/60/92298/E was granted on 25/10/2018 for the re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8) at North Bierley Wastewater Treatment Works, Bradford Road, Oakenshaw.

**2.0 SITE AND SURROUNDINGS:**

2.1 The site is located to the southern edge of Bradford between Oakenshaw and Cleckheaton, approximately 15km north east of Huddersfield and 5km south of the centre of Bradford. The site is located off the junction the M606 and adjacent to junction 26 of the M62. The site has undulating topography occupying structures relating to the former waste water works (WWTW) and is bounded to the west by mature landscaping along the M606 with a gently sloping embankment and south by the M62. To the north and east is open land with a wildlife habitat network area beyond the site. Access to the site is taken

from Cliff Hollins Lane to the north. There is public right of way which follows the existing access road and crosses the site in the north-eastern corner of the site.

The site covers an area of approximately 23.2 hectares comprising of brownfield land covering a large extent of the central part of the site towards the east which is occupied by the former WWTW structures and greenfield land within the north western part of the site.

### **3. BACKGROUND:**

- 3.1 The original approved outline planning permission detailed above was for the re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8). The supporting indicative details included plans showing parameters of where the proposed employment use/buildings are likely to be sited and where access to the site would be formed by utilising the existing access point. The proposals, although to be largely on the Brownfield part of the site, would involve extending onto an area of greenfield land in the north west part of the site.
- 3.2 The existing outline planning permission is for 35,284m<sup>2</sup> of B1, B2 and B8 use. The permission includes associated hard standing service yards and car park areas.
- 3.3 The outline planning permission was approved subject to 32 conditions and an associated Section 106 Agreement which stipulated the following obligations:
  - All off site associated highway works approved under s278 to be completed and made operational prior to any part of the commercial development on this application site being brought into use.
  - A financial contribution of £71,370 (calculated damage costs) to be used towards air quality mitigation measures within the vicinity of the site in the absence of detailed low emission projects equating to the identified damage costs or above, being submitted at reserved matters stage
  - £20,000 towards real time passenger information displays to two existing bus stops

The applicant was also required to provide a Unilateral Undertaking to commit to the provision of a 36 space car park, which was submitted to Bradford Council for Woodlands C of E Primary School application reference no.16/06146/MAO. This application has subsequently been approved.

#### **4.0 PROPOSAL:**

- 4.1 The application site has previously been separated into three Employment Zones which were to be developed across different plateaus, and which would form separate phases of development. It is now proposed to take a different approach to the phasing of the development, with the initial phase focused on delivering Units 1 and 2. Therefore, the strategy put forward by the enquirer is to seek the discharge of conditions and reserved matters approval required to enable the development of this first phase of development, including the relevant enabling works.

It is also proposed to proceed with the enabling works for the entire site as soon as possible, ahead of the construction of Unit 1 and the access road. This is likely to consist of the following:

- Demolition and breaking out all existing structures;
- Grading, stockpiling and transfer of materials around the site and off site; and
- Cut and fill / bulk earthworks exercise to form development plateaus to an agreed level and specification.

#### **5.0 CONSULTATION RESPONSES:**

- 5.1 As part of the pre-application enquiry process the following key consultees within the Council have been contacted to seek their advice on the potential implications of such development in this location and the measures required to mitigate the associated impacts:

KC Biodiversity Officer

KC Environmental Health

KC Highways

KC Lead local Flood Authority

KC Landscaping

KC Planning Policy

KC PROW

KC Public Health

Responses received from consultees will be reported to members following the presentation of this item at committee

## **6.0 MAIN ISSUES:**

The main issue for members to consider is whether the strategy to submit a reserved matters application for part of the site and a parallel discharge of conditions application to allow enabling works across the whole site is appropriate.

The applicant has indicated that, in their opinion, this will kick start the early development of the site and the associated stimulation of the local economy.

## **7.00 RECOMMENDATION:**

7.1 That members note the contents of this report for information.

### **Background Papers:**

Original outline planning permission documents:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016%2f92298>