



DISCHARGE OF CONDITION

Planning permission 2018/19292/FUL
Renewal of Planning Application No 72/2004/4468(part) to
allow extension of curtilage of existing caravan park to form
51 static caravan pitches

Bowland Fell Park, Crow Trees, Tosside, Skipton BD23 4SD

Applicant: Park Holidays UK Ltd

PREPARED BY
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DIRECTOR BARRS & CO Ltd
CHARTERED SURVEYORS

DATED: February 2022

1 PLANNING PERMISSION

- 1.1 Bowland Fell Caravan Park was granted permission for Renewal of Planning Application No 72/2004/4468(part) to allow extension of curtilage of existing caravan park to form 51 static caravan pitches.
- 1.2 The development has commenced but planning condition 6 is required to be discharged before above ground works are commenced.

2 PLANNING CONDITION TO BE DISCHARGED

- 2.1 Planning condition 6 states:

'No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include

- (i) Separate systems for the disposal of foul and surface water;*
 - (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (Greenfield) rate. The drainage strategy shall include details of the peak surface water run off rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development run off rate does not exceed the peak pre-development Greenfield runoff rate for the same event*
 - (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate*
 - (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and of any off site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);*
 - (v) flood water exceeding routes both on and off site;*
 - (vi) means of access for maintenance and easements (where applicable)*
 - (vii) a timetable for implementation, including any phasing of works.*
- The duly approved scheme shall be implemented before any of the caravan units hereby approved are first occupied, or within any timescale first agreed in writing with the Local Planning Authority'.*

3 DISCHARGE OF PLANNING CONDITION

- 3.1. Planning Condition 6: Accompanying this application we attach the Detailed Drainage Strategy prepared by Enzygo Ltd, environmental consultants. This document has been prepared following consultation with Niamh Shepherd Development Management Engineer at North Yorkshire County Council. This is submitted in fulfilment of planning condition 6 for approval by the LPA.

4. SUMMARY

- 4.1 We ask that the Local Planning Authority consider the enclosed information in reaching their decision to discharge the condition referred to above.
- 4.2 Having regard to the above, planning condition 6 should be discharged by the Local Planning Authority.

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