



Addison Planning Consultants Ltd

m: 07931 406268  
e: jayeverett@addisonplanning.com  
www: addisonplanning.com

Date: 27<sup>th</sup> October 2023  
Our Ref: APC00181

Major Development Manager  
Development Services  
4th Floor  
Britannia House  
Hall Ings  
Bradford  
BD1 1HX

Dear Sir/Madam,

**RE: FULL PLANNING APPLICATION FOR THE DEVELOPMENT OF 5 DWELLINGS**

**SITE OF FORMER DAVRIC CONSTRUCTION PROJECTS, HAINSWORTH ROAD  
SILSDEN WEST YORKSHIRE BD20 0LY**

**PLANNING PORTAL REFERENCE: PP-12525909**

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I act on behalf of Skipton Properties Ltd freehold owner of the above referenced land. A full planning application for the development of five houses is hereby submitted for consideration by the Council.

**BACKGROUND**

The site has previously benefited from a Full Planning Permission (reference 16/05348/FUL) for the demolition of the existing buildings and construction of five detached dwellings, granted on the 25<sup>th</sup> of August 2016.

In March 2023, the Council determined (reference 23/00745/PND) that the Prior Approval of the Authority was not required for the demolition of the existing offices, storage building and associated structures on the site. The structures on the site were subsequently demolished and the site is now vacant previously developed land.

In June 2023, the Council granted a Reserved Matters Planning Permission (reference 22/04827/MAR) for the development of 44 houses on land immediately to the north of the application site with access from Hainsworth Road. The Planning Permission has been implemented and construction is currently underway.

It is proposed that the development of 5 houses utilises the access that has been approved (and is being constructed) to serve the development of the 44 houses to the north.

The Application comprises the following plans and documents:

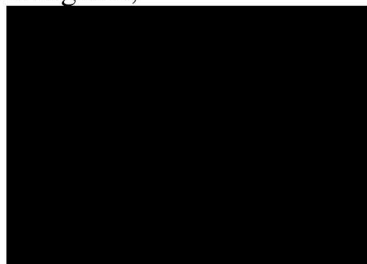


Addison Planning Consultants Ltd  
Armoury House, 45a Otley Street,  
Skipton, North Yorkshire, BD23 1EL  
Registered Company Number: 08945769  
VAT Registration: 186373672

- D1a: Cover Letter and Index 27-10-2023.
- D1b: Application Form 27-10-2023.
- D1c: Dwg 2077SPL-HRSs-LP01 Location Plan
- D1d: Site Plan as Existing
- D1e: CIL Questions Form 23-10-2023.
- D2: Drawings (Site Layout, Elevations, Floorplans, Roof-plan, Sections) as Proposed
  - Dwg 2077SPL-HRSs-BT01A Boundary Treatment
  - Dwg 2077SPL-HRSs-EV01A Electric Vehicle Charging
  - Dwg 2077SPL-HRSs-HT-P1a-RevA Read
  - Dwg 2077SPL-HRSs-HT-P2a-P3a-RevA Edwins
  - Dwg 2077SPL-HRSs-HT-P4a-P5a-RevA Foulridge-Read
  - Dwg 2077SPL-HRSs-MA01-RevA Materials Plan
  - Dwg 2077SPL-HRSs-SH01-RevA Storey Heights
  - Dwg 2077SPL-HRSs-SL01-RevB Site Layout
  - Dwg 2077SPL-HRSs-SS01a-RevA Street Scenes
  - Dwg 2077SPL-HRSs-WM01-RevA Waste Management
  - Dwg GL1749 03B Landscape Proposals
- D3: Design and Access Statement 27-10-2023
- D4: Foul and Surface Water Drainage Strategy
  - 21256-PWA-01-XX-CA-C-3000-P04 Surface Water Calcs
  - 21256-PWA-01-XX-DR-C-1001-P05 Proposed Drainage
  - 21256-PWA-01-XX-DR-C-1002-P03 Catchment Area Plan
  - 21256-PWA-01-XX-DR-C-2000-P04 Proposed External Works
- D5a: Preliminary Ecological Appraisal 2023 v1.1
- D5b: Biodiversity Enhancement Plan 2023b v1.2
- D5c: BNG Assessment 2023a v1.23
- D6a: Ground Investigation 21256-PWAG-00-XX-LTR-G-2000-P01
- D6b: RGS Job Number J3976-17-E August 2017
- D6c: RGS REF J3976-17-E 31-10-2017 – Gas
- D7: Tree Impact Assessment 19-10-2023
- D8a: Const Enviro Man Plan - 23-10-2023
- D8b: Const Enviro Man Compound Plan - 23-10-2023
- D8c: Management of Construction Dust 23-10-2023
- D8d: Management of Const Noise-Vibration Davric 23-10-2023
- D8e: Site Waste Management Plan 23-10-2023

I trust you will find the Application in order and look forward to confirmation of validation in due course.

Kind regards,



JAY EVERETT  
DIRECTOR  
ADDISON PLANNING CONSULTANTS LTD