

DEEMED PLANNING PERMISSION

Town and Country Planning England
Town and Country Planning (Development Management Procedure) (England) Order 2015

THIS PERMISSION DOES **NOT** CONSTITUTE APPROVAL UNDER THE BUILDING REGULATIONS

(Please see notes at end of this letter)

To

c/o Atkins Ltd
FAO Natalie Durney-Knight
Chadwick House
Birchwood Park
Warrington
WA3 6AE

For the purposes of the Town and Country Planning General Regulations 1992 and in accordance with plans approved on 11.12.2020,

Plan Type	Reference	Version	Date Received
Location Plan	DR-ZL-00004		20.10.2020
Cross section	BN-DR-CB-000102		16.10.2020
Demolitions	BN-DR-CB-000103		16.10.2020
Constructional Details	BN-DR-CB-000104		16.10.2020

Deemed Planning Permission is granted for:

Removal of existing upstream footbridge and replacement with new footbridge

on land at

Mytholmroyd Bridge
New Road
Mytholmroyd
Hebden Bridge

Subject to the following condition:

The development to which this permission relates must be begun not later than the expiration of THREE YEARS beginning with the date on which this permission is granted

and subject to the additional conditions below:

1. The development shall be carried out in complete accordance with the approved plans, unless the variation from approved plans is required by any other condition of this permission.
2. Prior to the commencement of the excavations for the new footbridge the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological observation and recording (archaeological watching brief). This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation (WSI) which has been submitted and approved in writing by the Local Planning Authority
3. No demolition shall take place until a scheme for demolition (to ensure the exiting historic fabric is not damaged) is submitted to and approved in writing by the Local Planning Authority the scheme so approved shall be followed in its entirety
4. Before demolition commences a scheme shall be submitted to the Local Planning Authority setting out mitigation measures for the control of dust, emissions from fixed and mobile plant and machinery, and of noise from the demolition and construction works. The scheme shall provide for the mitigation of demolition and construction dust such that the residual impact is negligible. The scheme shall be agreed in writing with the Local Planning Authority prior to commencement of the works
5. Notwithstanding any details shown on the permitted plans the construction of the footbridge shall not begin until details in relation to the proposed cladding of the concrete pier; the colour and finish of the glazing supports and any handrails have been submitted to and approved in writing by the Local Planning Authority. Before the development hereby permitted is first brought into use, the development shall be constructed in accordance with the details/samples so approved and shall be so retained thereafter
6. The development shall not begin until details of the composition and colour of the mortar and the method of pointing has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the pointing details so approved and so retained thereafter

7. The development shall be carried out in accordance with the submitted flood risk assessment (ref September 2020/5186038/Atkins) and the following mitigation measures it details:
- The footbridge shall be a "like for like" replacement of the existing footbridge in term of location, and soffit level and "tie in" into the over bank areas.
 - (Not stipulated in the FRA) The footbridge and associated works shall not impact the Mytholmroyd Flood Alleviation Scheme. Discussions should be held with the Environment Agency if and where necessary.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

8. Prior to the completion of the bridge, a single long-lasting bat roosting feature shall be installed on the structure, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The bat roosting feature shall be installed in accordance with the details so approved and shall be so retained thereafter.

The reasons for the Councils decision to grant a permission for the development subject to the above conditions are:

1. For the avoidance of doubt as to what is permitted and to ensure a more satisfactory development of the site and compliance with the policies of the Replacement Calderdale Unitary Development Plan.
2. To ensure that adequate provision is made for an appropriate level of archaeological investigation and recording before development commences, in accordance with Section 16 of the NPPF
3. To ensure the special character and appearance of the listed building is preserved
4. In the interests of amenity and to ensure compliance with RCUDP Policy EP8
5. To ensure the special character and appearance of the listed building is preserved
6. In the interests of the local character and visual amenity
7. To reduce the risk of flooding to the proposed development and to ensure there is no increased risk to others. And to ensure there is no impact on the Flood Alleviation Scheme and no increased risk to others.

8. In the interests of conservation and to protect the ecological species and in order to ensure compliance with NE16 of the Replacement Calderdale Unitary Development Plan.

Informative(s)

1. The Local Planning Authority has endeavoured to work with the applicant/agent in relation to this application, to secure a development that positively contributes to the economic, social and environmental well being of Calderdale in accordance with the National Planning Policy Framework.

DATED: 11 December 2020

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Richard Seaman
Corporate Lead
For Planning Services

NOTES

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.

DEEMED PERMISSIONS UNDER REGULATION 3

This permission refers only to the development granted under Regulation 3 of the Town and Country planning General Regulations and is only valid to be undertaken by the Local Planning Authority itself or with the joint applicant.