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Wakefield Council
The Planning Directorate
Wakefield One
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HFW/jrw/GA/ P.U.S./024

18th August 2016

Dear Sirs

Town & Country Planning Act 1990

Wakefield MC Planning Consent Ref: 13/03500/FUL

PICK UP SKIPS Ltd

Warmfield Fishing Grounds Development

Warmfield Lane - Kirkthorpe - WF1 5TL – SE 370 210

The Discharge of Planning Condition 4

Background

- (1) Messrs Pick Up Skips Ltd has acquired a section of disused railway cutting that traverses Warmfield Lane, Kirkthorpe. Wakefield MC has granted planning consent (Ref: 13/03500/FUL) to re-profile the stretch by infill to create two fishing ponds. The consent was granted to the site's previous owner, Mr Gary Asprey.
- (2) Pick Up Skips has retained the original consultants:
 - Ramsden Architects / Den Architecture of Leeds (Mr Alan Powell)
 - Simply Ecology of Lancaster (Mr Jason Reynolds)
 - Altofts Tree Services (Ms Katherine Stephenson)
 - Black Rock (Mr Hywel Wilcox)to continue providing assistance in securing all necessary statutory authorisation and infrastructure requirements for the development.

The Discharge of Planning Condition 4

- (3) Planning condition 4 requires the developer/operator to produce a Construction Method Statement confirming how the construction operation will address a number of environmental and traffic-flow issues.

Black Rock has produced the requisite Construction Method Statement, which is herewith supplied. It has been drafted in consultation with Pick Up Skips, Den Architects, Simply Ecology and Altofts Tree Services.

This letter confirms the sections of the Construction Method Statement that address specific requirements of the Planning Condition.

The relevant sections of Planning Condition 4 are reproduced verbatim in *large italic typescript*.

- (4) *Development shall not commence, (including any site clearance or tree removal), until a Construction Method Statement has been submitted to the Local Planning Authority for written approval.*

The Construction Method Statement (ref: HFW/jrw/GA/ P.U.S./022) is herewith submitted via the offices of Den Architects & Partners.
(Mr Alan Powell)

- (5) *The approved statement shall include scaled drawings illustrating the provision for the parking of site operatives' and visitors' vehicles.*

Drawing ref: 1513701 produced by Ramsden/Den Architects confirms the layout.

Drawing ref: 2618 – 201 confirms there will be parking for 12 x car spaces, 1 x disabled space and 2 x motorcycle spaces.

Additional information is provided in sections 8 and 11 of the Construction Method Statement.

- (6) *The approved statement shall include scaled drawings illustrating the provision for the loading and unloading of plant and materials.*

Drawings ref: 1513701, 2618 201A/B /C and the Design and Access Report all produced by Ramsden/Den Architects ... confirm the layout and route of the access road.

Additional information is provided in sections 12 to 14 and sections 20 to 24 of the Construction Method Statement.

- (7) *The approved statement shall include scaled drawings illustrating the management of construction traffic and access routes.*

Drawings ref: 1513701, 2618 201A/B /C and the Design and Access Report ... all produced by Ramsden/Den Architects ... confirm the layout and route of the access road.

Additional information is provided in sections 4 to 11 of the Construction Method Statement plus the tabulated Risk Assessment document (ref: HFW/jrw/GA/ P.U.S./023).

- (8) *The approved statement shall include scaled drawings illustrating the storage of plant and materials used in constructing the development.*

Drawing ref: 2618 201C produced by Ramsden/Den Architects confirm the layout and position of a site compound set at the base of the cutting.

Section 8 of the Construction Method Statement confirms that the carpark will also provide contingency space for the manoeuvring and overnight parking of site equipment (bulldozer / 360⁰ excavator)

Additional information is provided in sections 17, 20 and 25 of the Construction Method Statement, plus the tabulated Risk Assessment document (ref: HFW/jrw/GA/ P.U.S./023).

- (9) *The approved statement shall include ... measures to prevent mud and debris being brought onto the highway.*

Access to the site is gained via an existing lay-by that abuts Kirkthorpe Lane.

- Access is to be upgraded by increasing the splay for sight-lines and surfacing the section crossing the layby with tarmac.
- The remainder of the access road is to be constructed from concrete (gateway to layby stretch) then bulk aggregate overlain by compacted crushed aggregate.
- A wheelwash unit has been installed

Additional information is provided in sections 18, 24, 25 of the Construction Method Statement, plus the tabulated Risk Assessment document (ref: HFW/jrw/GA/ P.U.S./023).

Pick Up Skips Ltd and Black Rock trust that the provisions detailed in this document are sufficient for the purposes of the Wakefield MDC Planning Unit, the Wakefield MDC Environmental Health Unit and the Environment Agency. Its contents remain the intellectual property of Black Rock.

Should any points be identified for further clarification or discussion, I would be grateful if you could contact me directly at the above address.

Hywel Wilcox

Director

Black Rock Environmental Asstes Ltd

On behalf of Pick Up Skips Ltd

Circulation

Mr Jim Pickup

Pick Up Skips Ltd

Mr Daniel Addison

Pick Up Skips Ltd

Mr Alan Powell

Ramsden / Den Architects