



Addison Planning Consultants Ltd
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Date: 23rd September 2019
Our Ref: APC00092

Planning Services
Development Management
Wakefield Council
Wakefield One
PO Box 700
Wakefield
WF1 2EB

Dear Sir/Madam,

RE: OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING DERELICT DWELLING AND ASSOCIATED STRUCTURES, AND DEVELOPMENT OF 22 DWELLINGS (ACCESS AND LAYOUT DETAILS SUBMITTED) ON LAND OFF WAKEFIELD ROAD, TOWN END, PONTEFRACT, WEST YORKSHIRE, WF8 4HW

PLANNING PORTAL REFERENCE: PP-08076405

We act on behalf of Mr Duffy, Mr Duffy & Mr Davies owners of the above development site. A Planning Application for a development of 22 dwellings has been submitted via the Planning Portal on land off Wakefield Road, Town End, Pontefract, West Yorkshire, WF8 4HW. The Application has been submitted as an Outline Application with details of the access and layout submitted for consideration.

BACKGROUND

Outline Planning Permission for the erection of 22no. Dwellings on this site was granted by the Council on the 11th February 2014 (13/02705/OUT). A subsequent Reserved Matters approval was issued on the 13th October 2014 (14/01310/REM). An Application to delete Condition 30 of the Outline Planning Permission (relating to a requirement for Affordable Housing) was granted on the 2nd April 2015 (14/02376/FUL). The time period for the implementation of that Planning Permission has lapsed although the Permissions have established the principle of development on this site.

The Application comprises the following documents:

- P1a: APC Covering Letter 23-09-2019
- P1b: Planning Application Form 23-09-2019
- P1c: Residential Dwelling Supplementary Info 23-09-2019
- P1d: CIL Questions Form 23-09-2019
- P2a: 3132-1-000 - Site Location Plan
- P2b: Site Plan as Existing (topographical survey)



Addison Planning Consultants Ltd
Floor 3 Calls Landing,
36-38 The Calls, Leeds, LS2 7EW
Registered Company Number: 08945769
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- P3: Drawings:
Dwg 16-1104-001A-Access Arrangement
3132-1-001 -B- Proposed Site Layout - Indicative Colour - With OS
3132-1-001 -B- Proposed Site Layout - Indicative Colour
3132-1-001 -B- Proposed Site Layout
- P4 Design and Access Statement 3132-1 05-08-2019
P5 Planning Statement 23-09-2019
P6 Affordable Housing Statement 12-08-2019
P7 FRA and Drainage Strategy 31-07-2019
P8 Phase 1 Geo-environmental Investigation
P9 Arboricultural Impact Assessment 06-08-2019
P10 Preliminary Ecological Appraisal 08-11-2018
P11 Transport Statement 16-1104V2 06-08-2019

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

Kind Regards

A handwritten signature in black ink, appearing to read 'JAY EVERETT', with a large, stylized initial 'J' and 'E'.

JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD