

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development)
(England) Order 2015 (As Amended)

Approval of Permitted Development Determination

Applicant:	Mr M Smedley	Application Number:	23/00903/DPD
Agent:	Network Rail - York Emma Foster George Stephenson House Toft Green York YO1 6JT	Date Accepted:	16 February 2023
		Date of Decision:	2 May 2023

Proposed Development At: Existing Underbridge To The East Of Neville Hill Depot
Osmondthorpe Lane Osmondthorpe Leeds LS9 9BJ

Proposal: Proposed removal and replacement of the existing deck with a new bespoke steel orthotropic weathering steel deck type underbridge, with reinforced concrete edge beams to provide robust kerbs and collision protection to the lightweight deck

Plans and specifications that this decision is based on:

Plan Type	Plan Reference	Received
Site Location Plan/Red Line/OS Plan	151666-TRA-76-HUL4-DRG-C-ST-202052 REV:P02	16.02.2023
Proposed Elevations and Floor Plans	151666-TRA-HUL4-DRG-C-ST-202062 REV: P03	16.02.2023

Prior approval is required and is granted by the Local Planning Authority for the above development permitted by of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Development shall be carried out in accordance with the details and plans approved by the Local Planning Authority and subject to any conditions set out below:-

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans and Specifications above.

For the avoidance of doubt and in the interests of proper planning.

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For information:-

- 1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website and further discussion where appropriate to produce an acceptable development. For this particular application, positive discussions took place which resulted in further information being submitted to allow the application to be approved.
- 2) This permission does not absolve the applicant(s) from the requirements for compliance with a Building Regulation approval, or the duty of compliance with any requirements of any Statutory Body, Public Utility or Authority.

The applicant is advised that where any of the following apply, The Party Wall Act 1996 provisions are relevant, and you may well need to serve notice and get agreement from adjoining owners/neighbour(s) to carry out the work;

- work carried out directly to an existing party wall or structure
- new building at or astride the boundary line between properties
- excavation within 3 or 6 metres of a neighbouring building or structure depending on the depth of the hole or proposed foundations.

Important Information about Your Permission

You may need other approvals, consents or licenses for the development eg building regulations approval.

This prior approval is granted in strict accordance with the approved plans. It should be noted however that:

- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new application.