

Enquiries to: Louise Clarke

C Dunn,  
Coda Studios Ltd  
70-71 Cornish Place  
Cornish Street  
Sheffield  
S6 3AF

## Planning

Investment and Regeneration Service  
PO Box B93, Civic Centre 3,  
Off Market Street, Huddersfield, HD1 2JR

Tel: 01484 221000  
Fax: 01484 221613  
Email: [louise.clarke@kirklees.gov.uk](mailto:louise.clarke@kirklees.gov.uk)

Paul Kemp  
Acting Assistant Director  
Investment & Regeneration

Date: 13-Oct-2015  
Our Ref: 2015/62/92227/W

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990, Section 62**  
**TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988, Regulation 4**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015 Article 34**

I refer to your planning application received on 09-Jul-2015 for Erection of 19 single storey dwellings including development of associated access and hard and soft landscaping at Land to rear of Row Street, Crosland Moor, Huddersfield, HD4 5AY, application number 2015/62/92227/W.

Section 62 and Regulation 4 enables a Local Planning Authority to require that an application for planning permission includes such further information, particulars or evidence in support of anything in or relating to the application as they think necessary to determine the application.

The Council considers that the following additional information is necessary to determine your application and hereby asks that it be provided:

1. Swept path analysis at the site access off Cross Street/Row Street and at the turning head provided within the site to demonstrate the ability of the access and turning head to accommodate an 11.6 m long refuse vehicle turning. Details are also required of highway materials, finished gradients, dimensions and the bin collection point.
2. An ecological survey and assessment to ascertain the quality of habitats present on the site and assess the impact of the development. Consideration should be given to potential indirect impacts on surrounding habitats and how this can be mitigated.
3. A drainage scheme including analysis of how the developer can promote sustainable drainage and how the maintenance and management of the drainage system will be secured. Details are also required of a scheme to mitigate flood risk from surface water.

This request for further information is a formal direction pursuant to Section 62 and Regulation 4.

The statutory period for determination of the application runs from the date the application was validated. You are requested to provide the additional information set out above within 7 days of receipt of this letter.

Alternatively you may agree with the Local Planning Authority an extension of time to provide the additional information. If you agree to such an extension, please complete and return the attached consent form within 7 days of receipt of this letter. The consequences of this will mean that the period of determination will run again from the date that the additional information is received.

If neither the additional information nor the completed consent form has not been received within 14 days of the date of this letter, then the application will be determined on the basis of the information available which is likely to result in a refusal due to inadequate information.

A third alternative is that you have the option of withdrawing the application pending the preparation of the further information requested.

Yours faithfully

Steve Hopwood  
TEAM LEADER

**Consent to Extend Time****Case Officer:** Louise Clarke**Application Number:** 2015/62/92227/W**At:** Land to rear of Row Street, Crosland Moor, Huddersfield, HD4 5AY**For:** Erection of 19 single storey dwellings including development of associated access and hard and soft landscaping

I hereby agree to an extended period of time to give the applicant notice of their decision (or determination or notice that the application has been referred to the Secretary of State).

The extension of time is to allow opportunity to provide the additional information requested in the letter from the Local Planning Authority dated 13-Oct-2015. I understand that the consequences of this mean that the period of determination will run again from the date that the additional information is received.

**Print Name:****Signed:****Applicant/Agent** (delete as appropriate)**Date:**