



Town and Country Planning Act 1990

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

OUTLINE PLANNING PERMISSION

**NOTE: This approval should be read in conjunction with an Agreement made under
Section 106 of the Town and Country Planning Act 1990**

Application Number: 2018/60/90151/W

To: Malcolm Sizer Planning Ltd
17, Kistvaen Gardens
Meltham
Holmfirth
HD9 5NQ

For: N G Lee

**In pursuance of its powers under the above-mentioned Act and Order the
KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority
hereby permits:-**

Outline application for erection of residential development

At: adj, 208, Yew Tree Road, Birchenccliffe, Huddersfield, HD2 2EQ

**In accordance with the plan(s) and applications submitted to the Council on
22-Jan-2018, subject to the condition(s) specified hereunder:-**

1. Approval of the details of the scale, layout, appearance, and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development commences.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the scale, layout, appearance and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. Details of 'scale' submitted pursuant to condition 2 shall include details of existing and proposed ground levels and proposed finished floor levels for the development.

Reason: In the interests of visual and residential amenity and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan and emerging Policy PLP24 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework.

6. A Phase II Intrusive Site Investigation Report (including ground gas monitoring) shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To identify unacceptable risks to human health and the environment arising from the legacy of coal mining activity and potential contamination. This is to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the Publication Draft Local Plan and guidance given in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are identified at an appropriate stage.

7. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6, development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To address unacceptable risks to human health and the environment arising from the legacy of coal mining activity and contamination. This is to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the Publication Draft Local Plan and guidance given in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are identified at an appropriate stage.

8. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 7. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Reports] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To remove unacceptable risks to human health and the environment and to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the Publication Draft Local Plan and guidance given in the National Planning Policy Framework.

9. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To address unacceptable risks to human health and the environment and to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the Publication Draft Local Plan and guidance given in the National Planning Policy Framework.

10. No material operation as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of affordable housing have been submitted to and approved in writing by the Local Planning Authority. The arrangements shall cover the following matters:-

- a) the number and type of affordable housing units to be provided;
- b) the layout and disposition of the units affordable housing to be provided;
- c) the timescale for the implementation and completion of the affordable housing units;
- d) the mechanism for ensuring that the affordable housing units remain affordable for both the initial and subsequent occupiers.

Reason: To ensure the provision of affordable housing in accordance with the requirements of Policy H10 of the Kirklees Unitary Development Plan, the Council's Supplementary Planning Document 2 (Affordable Housing), the council's interim draft affordable housing policy (adopted December 2016) and PLP5 (as modified) and PLP11 of the Publication Draft Local Plan (or other such policies as shall prevail when details are submitted to discharge this condition). This condition may require the payment of a financial contribution; the condition is worded as such to prohibit development until arrangements for the provision of affordable housing have been secured. The use of such a condition has been agreed with the applicant, in accordance with Planning Practice Guidance (use of planning conditions).

11. No material operation as defined in section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of public open space to serve the development have been submitted to and approved in writing by the Local Planning Authority. The arrangements shall cover the following matters:-

- a) the layout and disposition of the public open space.
- b) the timescale for the implementation and completion of the works to provide the public open space;
- c) the mechanism for ensuring that the public open space will be available for public within perpetuity.
- d) maintenance of the public open space in perpetuity.

Reason: To ensure the provision of open space to serve the development and in accordance with Policy H18 of the Kirklees Unitary Development Plan and PLP5 (as modified) and PLP63 of the Publication Draft Local Plan (or other such policies as shall prevail when details are submitted to discharge this condition). This condition may require the payment of a financial contribution; the condition is worded as such to prohibit development until arrangements for the provision of public open space have been secured. The use of such a condition has been agreed with the applicant, in accordance with Planning Practice Guidance (use of planning conditions).

12. No material operation as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of educational facilities to serve the needs of the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate an increase in the capacity of local schools commensurate with the demands of the development and to accord with the Council's policy note on providing for education needs generated by new housing and to accord with PLP5 (as modified) of the Publication Draft Local Plan (or other such policy as shall prevail when details are submitted to discharge this condition). This condition will require the payment of a financial contribution; the condition is worded as such to prohibit development until arrangements for the provision of education facilities have been secured. The use of such a condition has been agreed with the applicant, in accordance with Planning Practice Guidance (use of planning conditions).

13. No material operation as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of measures to promote the use of public transport by occupiers of the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote the use of sustainable forms of transport and to accord with Policy PLP20 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework. This condition will require the payment of a financial contribution; the condition is worded as such to prohibit development until arrangements for the provision of measures to promote the use of public transport have been secured. The use of such a condition has been agreed with the applicant, in accordance with Planning Practice Guidance (use of planning conditions).

14. Development shall not commence until a scheme detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan, PLP27 and PLP28 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are identified at an appropriate stage.

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan, PLP27 and PLP28 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework.

16. Notwithstanding the submitted information, a scheme detailing separate foul and surface water drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned) shall be submitted to and approved in writing by the Local Planning Authority before development commences. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development, or each agreed phasing of the development to which the dwellings relate. The drainage scheme so approved shall thereafter be retained.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan, PLP27 and PLP28 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of the development.

17. Notwithstanding the submitted information, a scheme restricting the rate of surface water discharge from the site to a maximum of 3 litres per second shall be submitted to and approved in writing by the Local Planning Authority before development commences. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100 year storm events, with an appropriate allowance for climate change (30%). The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan, PLP27 and PLP28 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework.

Note: The maintenance and management arrangements for the surface water drainage infrastructure may require a planning obligation. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of the development.

18. Notwithstanding the submitted details, a detailed design for the construction of the approved point of access on Yew Tree Road that is based on drawing number 1711603 shall be submitted to and approved in writing by the Local Planning Authority before development commences. The access shall be constructed in accordance with the approved details and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan and PLP21 of the Publication Draft Local Plan. This is a pre-commencement condition to ensure that highway matters are addressed at an appropriate stage.

19. No development shall take place until a scheme detailing the proposed internal adoptable estate roads has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the proposed phasing of works, full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. The scheme shall be completed in accordance with the details so approved and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan and PLP21 of the Publication Draft Local Plan. This is a pre-commencement condition to ensure that highway matters are addressed at an appropriate stage.

20. Details of 'layout' submitted pursuant to condition 2 shall include the provision of a 2 metre wide footway to the site frontage.

Reason: In the interests of highway safety and to allow for safe pedestrian access to and from the site and to accord with Policy T10 of the Kirklees Unitary Development Plan and PLP21 of the Publication Draft Local Plan.

21. Construction details for the 2 metre wide footway to the site frontage pursuant to condition 20 shall be submitted to and approved in writing by the Local Planning Authority before the footway is installed. The footway shall be provided in accordance with the approved details before any dwelling on the site is first occupied and shall thereafter be retained.

Reason: In the interests of highway safety and to allow for safe pedestrian access to and from the site and to accord with Policy T10 of the Kirklees Unitary Development Plan and PLP21 of the Publication Draft Local Plan.

22. The visibility splays as shown on drawing number 1711603 shall be cleared of all obstructions to visibility exceeding 1 metre in height before development commences and shall be retained free of any such obstruction at all times.

Reason: To ensure adequate visibility in the interests of highway safety and to accord with Policies T10, BE1 and D2 of the Kirklees Unitary Development Plan and PLP21 of the Publication Draft Local Plan.

23. A construction management plan for the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority before development commences. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and a scheme to demonstrate how the highway will be kept clear of mud/debris. All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety and amenity and to accord with Policies T10 and BE1 of the Kirklees Unitary Development Plan and PLP21 of the Publication Draft Local Plan.

24. A report specifying the measures to be taken to protect the development from road traffic noise shall be submitted to and approved in writing by the Local Planning Authority before development commences. The report shall:

- (i) Determine the existing noise climate
- (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: In the interests of amenity of the occupiers of the development and to accord with the requirements of Policies BE1 and EP4 of the Kirklees Unitary Development Plan and PLP24 and PLP52 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework.

25. Details of 'layout' and 'landscaping' submitted pursuant to condition 2 shall include an ecological design strategy (EDS) addressing compensation for the loss of the marshy grassland/rush pasture habitats as identified in the Preliminary Ecological Appraisal, as well as general ecological enhancement. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works, including but not limited to the creation of a permanent water body or marshy grassland habitat within open space.
- b) Review of site potential and constraints informed by up-to-date (within 12 months of the date of submission) ecological survey and assessment.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained as such thereafter.

Reason: To provide ecological mitigation and enhancement in accordance with Policy PLP30 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework.

26. Details of a scheme for the provision of electric vehicle recharging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is first occupied. The recharging points so approved shall be provided before the dwelling to which the recharging point relates is first occupied. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

Reason: To accord with PLP24 of the Publication Draft Local Plan, guidance in the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays

08.00 and 13.00hours , Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and

Transportation Services can control noise from construction sites by serving a notice.

This notice can specify the hours during which work may be carried out.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence, which could lead to prosecution.

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|--|--|----------------|----------------------|
| Planning Statement | Prepared by Malcolm Sizer Planning Ltd. January 2018 | - | 22/1/18 |
| Location Plan & Existing Site Plan | AL 01 Rev A | - | 22/1/18 |
| Proposed Access Plan | 1711603 Prepared by Via Solutions | - | 18/6/18 |
| Highways Technical Note | Prepared by Via Solutions Dated 21st Aug 2017 | - | 22/1/18 |
| Highways Technical Note (2) | Prepared by Via Solutions Dated 7th Sept 2017 | - | 22/1/18 |
| Drainage Assessment | Prepared by EWE Associates Ltd Draft Rev0 August 2017 | - | 2/2/18 |
| Preliminary Ecological Appraisal | Prepared by Brooks Ecological Report reference: R-2716-01 February 2017 | - | 22/1/18 |
| Air Quality Assessment | Prepared by Aecom Project No. 60523069 30/3/17 | - | 22/1/18 |
| Preliminary Geoenvironmental Investigation | Prepared by Lithos Report no. 2550/1 November 2016 | - | 22/1/18 |

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Negotiations were undertaken in relation to the access arrangements.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 11-Dec-2018

Signed:



**Karl Battersby
Strategic Director Economy and Infrastructure**

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2018/60/90151/W .

If a paper copy of the decision notice or decided plans are required please email planning.contactcentre@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: planning.contactcentre@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93, Civic Centre III
Off Market Street, Huddersfield
HD1 2JR
