

**KIRKLEES METROPOLITAN COUNCIL**

**PLANNING SERVICE**

**UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY  
PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**

**3 APRIL 2014**

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**APPLICATION NO: 2013/93195**

**PAGE 10**

**ERECTION OF 29 DWELLINGS**

**LAND TO REAR OF WOODFIELD AND SOUTHFIELD, HOLMFIRTH  
ROAD, NEW MILL, HOLMFIRTH, HD9 7LX**

**10. RECOMMENDATION**

Condition 18 is to be removed because it duplicates the requirements of condition 23.

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**APPLICATION NO: 2013/93496**

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**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT**

**PHASE 2, LAND TO REAR OF, WOODFIELD AND SOUTHFIELD,  
HOLMFIRTH ROAD, HOLMFIRTH, HD9 7LX**

**7. REPRESENTATION**

There have been no further comments received in addition to those reported in the agenda.

**10. RECOMMENDATION**

Condition 16 is to be removed because it duplicates the requirements of condition 19.

Condition 16 is recommended to be replaced with the following condition:

16. The development shall be completed in accordance with the advice and recommendations contained in the Arboricultural Impact Assessment (referenced 11187/AB).

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**ERECTION OF CONSERVATORY, SINGLE STOREY EXTENSION LINK TO KITCHEN AND DINING AND REPLACE EXISTING DOUBLE GARAGE WITH 1.5 STOREY DETACHED DOUBLE GARAGE WITH MEZZANINE GAMES ROOM OVER****1, ROSE MOUNT, BIRKBY, HUDDERSFIELD, HD2 2BU**Recommendation

The revised siting and design proposals for the garage, together with the other proposed extensions applied for, are now considered acceptable as set out in the main report. However, there are some drafting discrepancies between the submitted plans and elevations which need to be rectified before a decision is issued. In light of this the recommendation is amended to:

**CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:**

- **OBTAIN REVISED FLOOR PLANS/ELEVATIONS FOR THE GARAGE THAT CORRESPOND WITH ONE ANOTHER AND THE BLOCK PLAN FORMING PART OF PLAN NO. 100-04 C RECEIVED 7<sup>TH</sup> MARCH 2014.**
- **IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS**
- **SUBJECT TO THEIR BEING NO SUBSTANTIVE CHANGE THAT WOULD ALTER THIS RECOMMENDATION, ISSUE THE DECISION NOTICE.**

**OUTLINE APPLICATION FOR EMPLOYMENT USES (B1B, B1C, B2, B8)****LAND AT, CROSLAND ROAD / LINDLEY MOOR ROAD / WEATHERHILL ROAD, LINDLEY, HUDDERSFIELD, HD3 3SX**Outstanding consultation responses

**Yorkshire Water Authority** – No objections recommend conditions.

**National Grid** – No comments. Require to be notified as to scale and height on any Reserved Matters application.

**Highways Agency** – Offers no objection.

Additional Condition

18. The permission is limited to a maximum of 7,989 sq m of Class B1(b&c), B2 floor space and 1,997 sq m of Class B8 floor space of the use classes defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**OUTLINE APPLICATION FOR ERECTION OF INDUSTRIAL DEVELOPMENT OF B1 AND B8 FLOORSPACE**

**ADJ NEILEY GARAGE, NEW MILL ROAD, HONLEY, HOLMFIRTH, HD9 7AL**

*Highway Safety*

Further to details referred to in the Highway Safety section of the published committee report, the applicant has now agreed the provision of highway improvements at the site. These include the provision of a bus shelter for the bus stop adjacent the site, and improvements to the footway along New Mill Road. These highway improvements are considered to enhance the site's connections with sustainable modes of transport, and are considered to be acceptable. The financial contributions required to deliver the highway improvements as set out above, will be secured by way of a Section 106 planning obligation, and the application will therefore meet the requirements of Policies T10 and T19 of the UDP, and those set out in the National Planning Policy Framework.

*Recommendation*

Given that all the outstanding highway matters have now been addressed, and given that there is now a requirement to secure the highway improvements by a section 106 planning obligation, the recommendation for the application has been amended to as follows:

**OUTLINE PLANNING PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:**

- **SECURE BY WAY OF PLANNING OBLIGATION THE FINANCIAL CONTRIBUTIONS FOR THE HIGHWAY IMPROVMENTS AT THE SITE.**
- **IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS; AND**
- **SUBJECT TO THERE BEING NO SUBSTANTIVE CHANGE THAT WOULD ALTER THIS RECOMMENDATION, ISSUE THE DECISION**

*Conditions*

Further to the list of matters which planning conditions would seek to secure, below is a list of suggested conditions:

1. Approval of the details of the layout, scale, 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 commenced.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the scale, appearance, layout 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.

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.

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.

5. A scheme detailing crime prevention measures shall be submitted to and approved in writing by the Local Planning Authority and such approved measures shall be implemented before the development is first occupied and shall be retained thereafter.

6. A scheme detailing secure boundary treatments to the site and individual units within it, and details of how the boundary treatments along the north western side of the site, adjacent the boundary with the residential Bright's Buildings, shall protect the amenity of the occupiers of the dwellings against noise arising from the development, including delivery yard, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall not be brought into use until the works comprising the approved scheme have been completed and such scheme shall thereafter be retained for the lifetime of the development.

7. A scheme detailing all artificial lighting for external areas shall be submitted to and approved in writing by the Local Planning Authority and the works comprising the approved scheme before the development is first occupied. The approved scheme shall thereafter be retained and operated throughout the life of the development.

The scheme shall include the following information:-

- 1) The proposed design level of maintained average horizontal illuminance for the site.
- 2) The predicted vertical illuminance that will be caused by lighting when measured at windows of any properties in the vicinity.
- 3) The proposals to minimise or eliminate glare from the use of the lighting installation.
- 4) The proposed hours of operation of the lighting.
- 5) Measures to mitigate harm to local biodiversity.

8. No activities shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the hours of 0700 to 2300 Monday to Sunday inclusive.

9. No tonal reversing alarms to be used on site after 1800 on any day.

10. All works on trees, pursuant to this permission shall be carried out to British Standard 3998. Details of all such work shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out and the works shall be carried out in accordance with the approved details.

11. Nesting boxes for birds, in the form of woodcrete sparrow terraces and boxes suitable for nesting starlings shall be provided within the application site, details of which shall be submitted to and approved in writing with the Local Planning Authority before development commences. Details shall include the number, type, timetable for the provision and location shown on a plan and written confirmation that they shall remain in situ thereafter.

12. New bat roosting opportunities shall be installed integral to the new buildings, details of which shall be submitted to and approved in writing with the Local Planning Authority before development commences. Details shall include the number, type, timetable for the provision and location shown on a plan and written confirmation that they shall remain in situ thereafter.

13. Any planting, seeding or tree management works forming part of the landscaping scheme referred to in Condition 2 shall be carried out during the first planting, seeding or management season following the commencement of development, or as otherwise may be approved in writing by the Local Planning Authority, and shall be maintained for a period of five years from the completion of planting works. All specimens which die within this period shall be replaced on a like for like basis.

14. Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

15. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 14 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.

16. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 15. 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 Report] 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. Unless otherwise agreed in writing with the Local Planning Authority, 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.

17. 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. Unless otherwise agreed in writing with 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.

18. Finished floor levels for all buildings to be erected in the application red line boundary shall be set no lower than 104.80 m above Ordnance Datum (AOD).

19. No development shall take place until a scheme to reduce the risk of flooding from surface water, and details demonstrating flood resistant/resilient construction methods for buildings have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in full and subsequently maintained throughout the lifetime of the development, in accordance with the timing / phasing arrangements embodied within the approved scheme, or within any other period as may subsequently approved, in writing, by the Local Planning Authority.

20. Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the sewer, which crosses the site.

21. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests) has been submitted to and approved in writing by the Local Planning Authority. The development 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 and thereafter retained throughout the lifetime of the development.

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

23. There shall be no pumped discharge of surface water from the development.

24. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 5 litres per second has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Volumes in excess of that generated by critical 1 in 30 year storm, up to and including the critical 1 in 100 year storm event with an appropriate allowance for climate change, shall be stored on site in areas to be approved in writing by the Local Planning Authority. 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 throughout the lifetime of the development.

25. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, on drainage infrastructure and surface water run-off (overland flows) pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. A scheme demonstrating that a safe flood route through the site, avoiding buildings, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

26. Development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstandings through an oil interceptor, (or a full petrol oil interceptor) reedbed or alternative treatment system, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstandings shall not commence until the works comprising the approved treatment scheme have been completed. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development. Roof water shall not pass through the interceptor.

27. The development shall not be brought into use until a scheme of details for secure and sheltered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved, and the approved facilities shall thereafter be retained free of obstructions and available for cycle parking throughout the lifetime of the development.

28. Details submitted in respect of the reserved matters referred to in condition 1 shall provide for 6 parking spaces adjacent to Bright's Buildings (indicated as "Parking for residents of Bright's Building's" on the indicative site layout – drawing no PL02 rev B), and the provision of a landscaped buffer to the west of the application site adjacent the boundary with the residential properties of no.s131-153, Bright's Buildings, New Mill Road, Honley which will have a minimum depth of 4.5 metres. The parking spaces and landscape buffer shall be provided before the development is first occupied and shall thereafter be retained for the lifetime of the development.

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**ERECTION OF 27 DWELLINGS**

**THE PINK LINK LTD, CROSLAND ROAD INDUSTRIAL ESTATE,  
MELTHAM, HUDDERSFIELD, HD4 7DQ**

**Financial Viability:**

The Highway considerations set out in the Committee report refer to requirements for a residential metro card scheme and provision of a bus shelter to Huddersfield Road.

The cost of meeting these requirements is £12K for the metro card scheme and £10K for the bus shelter.

The applicant has agreed to fund the requirements, the following table sets out the revised schedule of contributions:

<b>Item</b>	<b>Policy Requirement</b>	<b>Proposed Contribution</b>
Off-site affordable housing	£885,792	£436,792
Off-site public open space	£70,000	£50,000
Education contribution	£0	£0
Business relocation costs		£449,000
Greenway/footpath contribution		£20,000
Metro card scheme		£12,000
Bus shelter		£10,000
	<b>£955,792</b>	<b>£977,792</b>

Ward Councillors comment that they would prefer for the additional contribution of £22K to be used towards the implementation of the Meltham Greenway rather than a metro card scheme and bus shelter in that the greenway would help improve connectivity and be of benefit to the wider community.

Officers would be prepared to support this should Committee be of the same view.

**Recommendation****Suggested conditions and Plans Table**

1. The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.
2. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions which shall in all cases take precedence.

3. Samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before development commences and the development shall be implemented in accordance with the approved details.
4. No development shall commence until a scheme detailing the proposed means of vehicular and pedestrian access, as shown for indicative purposes only on Drawing No. P12:4571:01 Revision B, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with the relevant Stage 1, 2 or/and 3 Road Safety Audits (ref: CIHT guidelines on Road Safety Audit (2008)). The scheme as approved shall be implemented before any part of the development is brought in to use.
5. No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines. Unless otherwise agreed in writing by the Planning Authority the scheme as approved shall be implemented before any part of the development is brought in to use.
6. The development shall not be brought into use until all areas indicated to be used for parking on the submitted/listed plan(s) have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) for the lifetime of the development.
7. Development authorised by this permission shall not begin until a scheme detailing the proposed refurbishment and resurfacing of the footway along the Crosland Factory Lane site frontage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of width, full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.
8. Development authorised by this permission shall not begin until a scheme detailing the proposed retention and reconstruction of public footpath MEL/2 from its junction with public footpath MEL54 and the proposed Meltham Greenway (dismantled railway) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of width, boundary treatment, construction specification, drainage works, signing, surface finishes and the treatment of sight lines. The scheme as approved shall be implemented before any part of the development is brought in to use and retained thereafter.

9. Details of infrastructure to provide charging plug-in points to promote modes of transport with ultra-low emissions within the curtilage of dwellings shall be submitted to and approved in writing by the Local Planning Authority before development commences. Thereafter the development shall be completed in accordance with the approved details and the charging plug-in points made operational before first occupation of the dwellings and retained throughout the lifetime of the development.

10. Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

11. Where further intrusive investigation is recommended in the preliminary risk assessment approved pursuant to Condition 10 development shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the Local Planning Authority.

12. Where site remediation is recommended in the Phase II intrusive site investigation report approved pursuant to condition 11 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.

13. Remediation of the site shall be carried out and completed in accordance with the remediation strategy approved pursuant to condition 12. 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 report 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. Unless otherwise agreed in writing with the local planning authority, 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.

14. 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. Unless otherwise agreed in writing with 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.

15. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, perimeter/interceptor drainage, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. 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 and thereafter retained throughout the lifetime of the development.

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

17. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 70% of the existing pre-development flow rate to the same outfall, has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100 year storm event, with an appropriate allowance for climate change. 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 throughout the lifetime of the development.

18. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, exceedance events and blockage scenarios, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

19. 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.

20. Development shall not commence until an assessment of the condition of open and enclosed sections of the ordinary watercourse, and ancillary structures (trash screens) on and immediately adjacent to the site, along with a scheme incorporating remedial works and flood risk reduction measures, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be brought into use until the approved scheme has been completed.

21. There shall be no new buildings, structures or raised ground levels within 3 metres either side of the centre line of the ordinary watercourse, and any tributaries, within or along the boundary of the site.

22. Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken to minimise damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

23. Notwithstanding the submitted details, a landscaping scheme for the site based upon native species and designed to enhance the biodiversity of the area shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved landscaping scheme shall be implemented in full before the first occupation of any of the dwellings and thereafter retained for the lifetime of the development.

24. The development shall be carried out in accordance with the recommendations and the bat mitigation plan / method statement as detailed in section 5.0 of the Extended Phase 1 Habitat and Preliminary Bat Survey prepared by SLR, dated December 2013 (Ref: 424-03696-00016).

25. Details for the provision of sparrow terraces, starling boxes and swift nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved bird nesting features shall be provided prior to the completion of the development and thereafter retained for the lifetime of the development.

The recommendation is based on the following plan(s):-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design & Access Statement & Landscape Visual Impact Assessment		-	30 January 2014
Traffic Documents	Speed Survey data	-	24 March 2014
Traffic Documents	Swept Path Analysis: 7761-001 7761-002 7761-003	-	21 March 2014
Site Layout	P12 4571 01	Rev B	25 March 2014
Location Plan	P12 4571 02	Rev A	24 March 2014
Garage Details	P12 4571 03	Rev 0	30 January 2014
Boundary Treatments	P12 4571 04	Rev A	13 March 2014
Site Sections	P12 4571 05	Rev 0	30 January 2014
House Type H469 AS	P12 4571 15	-	30 January 2014
House Type H469 OP	P12 4571 16	-	30 January 2014
House Type H534 AS	P12 4571 17	-	30 January 2014
House Type H534 OP	P12 4571 18	-	30 January 2014
House Type H408 AS	P12 4571 19	-	30 January 2014
House Type H408 OP	P12 4571 20	-	30 January 2014
House Type H526 AS	P12 4571 21	-	30 January 2014
House Type H526 OP	P12 4571 22	-	30 January 2014
House Type H454 AS	P12 4571 23	-	30 January 2014
House Type H454 OP	P12 4571 24	-	30 January 2014
House Type H533 AS	P12 4571 25	-	30 January 2014
House Type H533 OP	P12 4571 26	-	30 January 2014
House Type H536 AS	P12 4571 27	-	30 January 2014
House Type H536 OP	P12 4571 28	-	30 January 2014
House Type H575 AS	P12 4571 29	-	30 January 2014
House Type H575 OP	P12 4571 30	-	30 January 2014
Landscape Masterplan	P12 4571 100	Rev B	24 March 2014
Extended Phase 1 Habitat Survey & Preliminary Bat Survey	Prepared by SLR, dated Dec 2013 Ref: 424-03696	-	30 January 2014
Noise Assessment	WYG (Dec 2013)	-	30 January 2014
Arboricultural Report	JCA Limited	-	30 January 2014
Transport Statement	Sanderson Associates, 13 <sup>th</sup> Dec 2013	-	30 January 2014
Planning Case Report	Johnson Brook, Jan 2014	-	30 January 2014
Economic Justification Report	Johnson Brook, Jan 2014	-	30 January 2014
Flood Risk & Drainage Assessment	ARP, Dec 2013	-	30 January 2014
Topographical Survey	PSS Ltd 6003-001, Feb 2013	-	30 January 2014

**ERECTION OF DETACHED DWELLING****12A, ROWLEY LANE, FENAY BRIDGE, HUDDERSFIELD, HD8 0JG**

For clarity, on page 137, under sub heading 'Enforcement Issues' reference is made to the requirement of a condition for boundary treatment to the whole perimeter of the site. This condition is not necessary as the submitted landscape plan (no.3) provides suitable boundary treatment in the form of a 900mm high dry stone wall. The acceptability of this method of boundary treatment is assessed on page 142 of the agenda.

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**DEMOLITION OF EXISTING WORKSHOP, ALTERATIONS TO CONVERT ONE DWELLING INTO TWO DWELLINGS AND ERECTION OF 3 DWELLINGS****19-21, CONCORD STREET, HONLEY, HOLMFIRTH, HD9 6AE****Correction:**

On page 158 of the report under the sub-heading 'Other Considerations' the second paragraph makes reference to a tree within the Old People's Park which overhangs part of the rear garden of plot 1. The report states that "any branches which overhang the boundary could be removed without consent". However, because the tree is located within a Conservation Area it would be necessary to submit a 'notification of proposed works to trees in conservation areas' to carry out such works. This procedure provides a six week window for the council to serve a tree preservation order if it is deemed necessary. In this instance the tree has previously been assessed as not being worthy of preservation but nevertheless the specified notification would still be required to remove any overhanging branches. The need to obtain this consent does not affect the assessment of this planning application in any way.

**Updated list of plans and documents:**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan and site plan as existing	2328.00		23.12.13
Floor Plans for 19-21 Concord Street	2328.03	A	13.2.14
Plot 3 Plans and Elevations	2328.04	A	20.3.14
Plots 1 & 2 Plans & Elevations & Proposed Site Plan	2328.01	D	18.3.14
Sections as proposed	2328.02	B	27.3.14

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design and Access statement (original proposal)	Acumen		23.12.13
Proposed drainage layout	2328.04	-	18.3.14

**APPLICATION NO: 2013/93271**

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**OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT**

**LAND OFF ST MARY'S AVENUE, NETHERTHONG, HOLMFIRTH, HD9 3XN**

**7. REPRESENTATION**

In addition to those representations reported in the agenda, 3 additional letters of objection have been received.

Two of these letters relate to issues of land ownership, with the new issues/points raised being:

- The small triangular section of the section remains the subject of a dispute about ownership and application may be invalid
- Belief that the legal boundary indicates half of this triangle is not in ownership of Mr Dunford (upon whom Notice has previously been served by the applicant)
- There is a precedent with same strips of land at end of St. Mary's Way and St. Mary's Rise
- These were previously registered by Mr Dunford but this has subsequently been rescinded for St. Mary's Rise, with no right by Mr Dunford to register that
- Proposed development would therefore go over land owned by neighbouring resident
- Contact has been made with the Land registry who are assessing the land
- Application on nearby (St Mary's Crescent) site was found to be invalid in similar circumstances

**Officer response:**

Similar points of concern were raised in the objections reported in the full report and these were addressed by Officers'. Further enquires have been made, with the Land Registry confirming that the triangular piece of land in question is within the ownership of Mr Dunford (Ref: WYK829978) – the correct Notice (Certificate B) has been served upon Mr Dunford.

In the absence of any evidence to the contrary; Officers' are satisfied that the application remains valid. Notwithstanding this, and as noted in the full report, any grant of planning permission will not override any rights of land ownership.

Additional objection:

The third additional letter of objection raises a number of points which have previously been reported and responded to in the full report. The additional points of objection are:

- Development contrary to Policies T1 and T16 of the UDP

Response: As noted in the 'Highways' section of the full report, the impact of the development on highway safety and issues including public transport and pedestrian connectivity have been considered in the full report and found to be acceptable. These issues will also need further consideration when details of number of dwellings and site layout are brought forward at Reserved matters stage.

- Site layout inappropriate in respect of inclusive mobility, building standards, building Regulations or Manual for Streets

Response: The previously submitted indicative layout has been withdrawn and approval of site layout is not sought.

- Previous refusals (1975, 1976 & 1978) are relevant to consideration of this application

Response: As noted in the full report this application has been considered on its planning merits and against current Planning Policy and guidance, with any common issues addressed.

No new material considerations have been raised in the additional representations received which alter the recommendation in the full report for Conditional Outline Permission.

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**OUTLINE APPLICATION FOR ERECTION OF 27 DWELLINGS****LAND OFF COLDERS LANE, MELTHAM, HOLMFIRTH****Recommendation amended to include a financial contribution towards a residential Metro Card scheme.****RECOMMENDATION:**

**REFER TO PLANNING AND HIGHWAYS COMMITTEE AS A DEPARTURE FROM THE PROVISIONS OF THE UNITARY DEVELOPMENT PLAN WITH A RECOMMENDATION TO: GRANT CONDITIONAL OUTLINE PLANNING PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:**

- SECURE BY WAY OF PLANNING OBLIGATION A FINANCIAL CONTRIBUTION TOWARDS THE PROVISION OF OFF-SITE PUBLIC OPEN SPACE AND A RESIDENTIAL METRO CARD SCHEME**
- IMPOSE ALL RELEVANT AND NECESSARY PLANNING CONDITIONS, WHICH MAY INCLUDE THOSE SET OUT BELOW**
- SUBJECT TO THERE BEING NO SUBSTANTIVE CHANGE THAT WOULD ALTER THIS RECOMMENDATION, ISSUE THE DECISION NOTICE.**

**Consultation:**

**The Coal Authority** – No objection subject to conditions requiring intrusive site investigation works and any remedial works as may be necessary.

In response to the consultation comments from The Coal Authority, intrusive site investigation and remediation works are covered by conditions 12-15 below.

**Additional Highways comments:****Provision of a through road between Colders Lane and Wessenden Head Road:**

In addition to traffic generated by the proposed development, the assessment process has taken into consideration the traffic generation potential of all allocated housing sites and any extant unimplemented residential permissions likely to impact on Mill Moor Road / Westgate, Colders Lane, Greens End Road and the critical Westgate / Station Street and Greens End Road / Station Street junctions. Assessment using industry standard methodology indicates that during the morning and evening peak periods both the Westgate / Station Street and Greens End Road / Station Street junctions operate within accepted parameters. Officers are therefore of the view that a need to provide a link road to facilitate the development does not exist based on current guidance.

### **Colders Lane / Greens End Road Alignment:**

Under the appeal against application 99/60/92545 (which sought outline permission for residential development on the site) the appeal inspector made reference to the horizontal alignment of Colders Lane, particularly at the junction of Matthew Lane and Colders Lane where the bend restricts forward visibility. Assessment of the horizontal alignment indicates a curve radius at this point of around 30m, with forward visibility of around 27m. The width of the carriageway as it passes through the bend is 5.3m. Driven speeds at this point on Colders Lane have been observed as being in the order of 20mph. Manual for Streets recommends that for vehicle speeds of 20mph a stopping sight distance of 25m is required for vehicles to stop safely. Officers consider that the alignment of Colders Lane accords with current guidance and is sufficiently wide to accommodate the type and volume of traffic which uses it. As such, the recommendation to Members does not conflict with the appeal decision in this regard.

### **Colders Lane / Greens End Road Junction Improvements:**

Colders Lane meets Greens End Road at a simple priority junction where traffic on Colders Lane gives way to traffic on Greens End Road. Visibility to the south is below recommended guidance and drivers emerging from Colders Lane have to ease out into the carriageway in order to see on coming traffic. The proposals include a scheme to improve visibility at this junction through the realignment of the kerb line between Colders Lane and Mill Moor Road to create a consistent carriageway width. This would improve visibility so that it is in line with current guidance.

### **Accessibility by public transport:**

Bus stops on Station Street within convenient walking distance of the site are served by services 324 & 324B providing a combined service frequency Monday to Saturday daytime of 8 buses per hour to Huddersfield. It is considered that travel by bus would represent a realistic alternative public transport mode for residents of the proposed development. To encourage the use of public transport it is recommended that the developer implements a Residential Metro Card Scheme, the funding for which shall be secured via a Section 106 Agreement.

### **Accidents:**

Review of accident records indicates that in the preceding five year period there have been no recorded injury accidents on Colders Lane, Greens End Road or Westgate. There has been one recorded accident at the Station Street / Westgate and two recorded accidents at the Station Street / Greens End Road junctions, all of which were classified as slight. Reports suggest that the majority of these incidents occurred as a result of driver error. There are no clusters of any significance which would normally warrant further intervention or remedial treatment.

## **Conditions:**

Further to the list of matters which planning conditions would seek to secure, below is a list of suggested conditions:

1. Approval of the details of the scale, 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 commenced.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the scale, 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.
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.
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.
5. No development shall take place until details of the siting, design and materials to be used in the construction of walls or fences or boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. The approved walls/fences shall be erected before the dwellings to which they relate are occupied / brought into use and shall thereafter be retained throughout the lifetime of the development.
6. 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. Unless otherwise 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.
7. Development shall not commence until a scheme detailing arrangements and specification for the construction of the proposed means of vehicular and pedestrian access, as shown for indicative purposes only on Drawing No. 01 Revision H, have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented before any part of the development is brought in to use.

8. Development shall not commence until a scheme detailing the proposed junction improvements works at the Colders Lane/Greens End Road junction, as shown for indicative purposes only in Appendix BGH10 of Transport Statement Ref: 08-224-002.F, including the relevant Stage 1, 2 or/and 3 Road Safety Audits (ref: CIHT guidelines on Road Safety Audit (2008)) has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented before any part of the development is brought in to use.

9. Development shall not commence until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include 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. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

10. Before any works commence on site a joint condition survey shall be undertaken and agreed in writing by Applicant and a representative of the Local Planning Authority, on the length of Colders Lane to be used by construction traffic and other vehicles associated with the proposed works. Upon completion of the development a further joint condition survey shall be undertaken by the aforementioned representatives to determine and agree the extent of any damage incurred and remediation works required. Within 1 month of the second survey being undertaken a scheme detailing any proposed remediation works to Colders Lane shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority within 3 months of approval, the approved remediation works shall be completed.

11. Development shall not commence until a construction plan has been submitted to and approved in writing by the Local Planning Authority. The construction plan shall contain the following details:

- a) Hours of construction work, including any works of demolition
- b) Hours of delivery of materials
- c) Location of site management offices
- d) Location of materials storage compound including loading/unloading areas
- e) Car parking areas for construction workers
- f) Wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt on to the highway
- g) Temporary warning and direction signing on the approaches to the site

The development shall be implemented in accordance with the approved construction plan which shall be kept in place, operated and adhered to at all times until the development is completed.

12. Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

13. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 12, 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.

14. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 13. 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 Report] 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. Unless otherwise agreed in writing with the local planning authority, 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.

15. 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. Unless otherwise agreed in writing with 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.

16. There shall be no pumped discharge of surface water from this development to local drainage networks.

17. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, perimeter/interceptor drainage, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. 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 and thereafter retained throughout the lifetime of the development.

18. Surface Water from the development shall be drained to an outfall the details of which shall be agreed in writing by the Local Planning Authority prior to development commencing.

19. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 5 litres per second has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Volumes generated in excess of those of the critical 1 in 30 year event up to and including the critical 1 in 100 year storm event with an appropriate allowance for climate change, shall be stored on site in areas to be approved in writing by the Local Planning Authority. 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 throughout the lifetime of the development.

20. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, exceedance events and blockage scenarios, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

21. 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.

22. Development shall not commence until a scheme detailing the piping of the watercourse at the point(s) of access or within the site and compensatory watercourse works, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for the piped watercourse and works for the lifetime of the development. No part of the development shall be brought into use until the watercourse piping works and compensatory watercourse works comprising the approved scheme have been completed. The maintenance

and management regimes shall be implemented for the lifetime of the development.

23. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by EWE Associates Ltd, dated January 2014 (Revision A), and the following mitigation measures detailed within the FRA:

- i) The finished ground floor levels to be set no lower than 150mm above adjacent ground levels.

24. Six bat roost opportunities and six bird nesting opportunities shall be incorporated into the development. Details of the type and location of the bat roost and bird nesting features shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings are first occupied and thereafter retained for the lifetime of the development.

25. Details submitted for the landscaping of the site as required by condition 2 shall include:

- A landscaping strategy which incorporates boundary planting comprising native hedge species
- Tree and shrub planting within the site based upon native species
- A landscape management plan to manage the future biodiversity enhancement of the site

**Updated list of plans and documents:**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design & Access Statement	-	-	17 February 2012
Traffic Documents	Transport Statement prepared by GSK Developments (Ref: 08-224-002.F, dated October 2011) including on street parking plans	-	17 February 2012
Location Plan	Colders Lane, Meltham	-	17 February 2012
Proposed Site Plan	1404 / 01	H	28 March 2014
Existing Site Levels	6715/1	-	20 January 2014
Flood Risk Assessment	Prepared by EWE Associates Ltd & dated January 2014 Ref: 2011/837	A	20 January 2014

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Miscellaneous Support Documentation	Phase 1 Desk Top Study Prepared by JNP Group (Ref: NG7804/COL/CH, dated 6 <sup>th</sup> Dec 2011)	-	17 February 2012
Miscellaneous Support Documentation	Ecological Assessment prepared by BE Brooks Ecological Ltd (Ref: BE-R-1089-01, dated September 2011)	-	17 February 2012

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**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT**

**LAND AT, BANK END LANE, ALMONDBURY, HUDDERSFIELD, HD5 8ES**

Additional representations

One additional letter has been received, the writer objected previously regarding the safety of Bank End Lane and its steepness. This suggests that if permission was granted traffic calming measures should be installed.

The letter reports an incident on Bank End Lane where a JCB's brakes failed and the vehicle ran off the road at the entrance point to this site destroying shrubs and trees and ending up in the garden of No 2 Bank End Lane destroying the garage.

Additional Conditions:

Scheme for surfacing/laying out access:

11. No development shall commence until a scheme detailing the proposed means of vehicular and pedestrian access, as shown for indicative purposes only on Drawing No. 01 Revision A, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent road safety audit covering all aspects of work. The scheme as approved shall be implemented before any part of the development is brought in to use.

Retaining Structures:

12. No development shall take place until the design and construction details of all temporary and permanent highway retaining structures within the site have been approved in writing by the Local Planning Authority. The details shall include a design statement, all necessary ground investigations on which design assumptions are based, method statements for both temporary and permanent works and removal of any bulk excavations, structural calculations and all associated safety measures for the protection of adjacent public highways, footpaths, culverts, adjoining land and areas of public access. All highway retaining structures shall be constructed in accordance with the approved details and shall be so retained throughout the life of the development.

Internal adoptable roads:

13. No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include 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. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Drainage:

14. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. 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 and thereafter retained throughout the lifetime of the development.

15. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of *5 litres per second per hectare* has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100 year storm event, with a 30% increase in rainfall depth to allow for climate change, as a minimum requirement. 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 throughout the lifetime of the development.

16. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, exceedance events and blockage scenarios on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

17. 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 and public highway 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.

Biodiversity:

18. No development shall take place until a scheme detailing bio diversity enhancement measures (bat roost and bird nesting opportunities) as part of the development have been submitted for the written approval of the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any dwellings and subsequently retained for the lifetime of the development.

19. Prior to first occupation of the development hereby approved the Developers shall enter into Metro's "Residential Metro card scheme-Bus Only" for the provision of Metro cards which shall be offered to first time occupiers.

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