Planning
Investment and Regeneration Service
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Paul Kemp
Acting Assistant Director
Investment & Regeneration

Enquiries to: John Ritchie

Date: 14-Oct-2016
Our Ref: 2016/44/92857/W

James Lumb,
ONE17
The Dyehouse Armitage Road
Armitage Bridge
Huddersfield
HD4 7PD

Dear Sir

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge of conditions 3. (materials) 4. (highways) 7. (materials) 8. (soakaway) 9. (land contamination) 22. (arboricultural method statement) on previous permission no.2015/92638 for erection of 2 pairs of semi-detached dwellings (4 no. new dwellings)
Land at, Station Road, Meltham, Holmfirth, HD9 4NL
Application Number: 2016/44/92857/W

I write with reference to your application to discharge the conditions for the above development as submitted on 25-Aug-2016.

Condition 3
The proposal is to use the same regular coursed natural stone and blue slate as were proposed on the development of two dwellings on the adjacent site to the south west off Station Road (2014/91714) and partially discharged by letter from this Authority dated 8 July 2016 (2016/90103). The use of the same materials is acceptable for the current proposal. The condition will be discharged when the dwellings are completed in accordance with the approved plans in these materials.

Condition 4
The submitted details are currently being considered by the Highways officers with no response as yet. A further reply will be sent when the response has been received. Further details are required of the artificial stone paving and replacement setts. This can be dealt with under the current application and there is no requirement to submit a fresh application or fee.

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Condition 7
The submitted plan 2901(SK)01 is for the adjacent site. No details have been supplied of the application site. These are required as soon as possible and can be considered as part of the current application. There is no requirement for a new application or fee.

Condition 8
The submitted details are currently being considered by the Drainage officers with no response as yet. A further reply will be sent when the response has been received. This will be dealt with under the current application and there is no requirement to submit a fresh application or fee.

Condition 9
You have submitted the following:

- Phase 2: Ground Investigation Report by ARC Environmental ref 16-273 dated 18th May 2016.

This report is sufficient to discharge condition 9.

You are reminded of the requirement of condition 12 should unexpected contamination be encountered during construction.

Condition 22
The submitted details are currently being considered by the Trees Officer with no response as yet. A further reply will be sent when the response has been received. This will be dealt with under the current application and there is no requirement to submit a fresh application or fee.

Yours faithfully

John Ritchie
Senior Planning Officer