



Enquiries to: John Ritchie

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Planning

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Paul Kemp
Acting Assistant Director
Investment & Regeneration

Date: 01-Feb-2017

Our Ref: 2016/44/93313/W

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 conditions 6-14, 17-22, 24-27 on previous permission 2013/90853 for outline
planning application for erection of 236 dwellings and associated works with appropriate
vehicular and pedestrian access and associated car parking spaces
Black Rock Mills, Waingate, Linthwaite, Huddersfield, HD7 5NS
Application Number: 2016/44/93313/W**

I write with reference to your application to discharge the conditions for the above development as submitted on 18-Oct-2016.

Condition 6

The tree protection measures installed and inspected on site on 26 August 2016 by Nigel Hunston of this office are acceptable for the purposes of condition 6. The condition requires the retention of the measures throughout the construction period and the retention of the trees. In such circumstances the condition endures for the lifetime of the development and cannot be fully discharged.

Condition 7

The use of Marshalls Stancliffe quarry Yorkstone pitched face natural stone and Marshalls Cromwell artificial stone to regular courses in accordance with A698 23 rev H received 3 May 2016 is acceptable for the purposes of condition 7. The condition will be discharged when the dwellings are completed in these materials.

Condition 8

The use of Sandtoft Calderdale Dark grey flat profile concrete tile is acceptable for the purposes of condition 8. The condition will be discharged when the dwellings are completed in these materials.

Condition 9

You have submitted the following details

- E-mail dated 28 September 2016 from Lee Foxon to Liz Chippendale

Planning

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

- Landscape Maintenance Plan Amenity Open Space areas with SUDS rev C by Trustgreen dated 10 November 2016.
- E-mail dated 9 November 2016 from Lee Foxon to John Ritchie

The combined information is acceptable for the purposes of condition 9. The condition will be discharged when the eradication works are completed in accordance with the timing of the condition.

Condition 10

You have submitted the following details

- Drawing LDS359-01A Planting Plan 1 of 2
- Landscape maintenance Plan, Amenity Open Space areas with SUDS rev C by Trustgreen dated 10 November 2016
- Grass maintenance Specification received 9 November 2016.
- E-mail dated 9 November 2016 from Lee Foxon to John Ritchie

These details are acceptable for the purposes of condition 10.

Condition 12

This condition applies only to the multi-storey apartment buildings which have subsequently been removed from the proposed development. In such circumstances there is no further requirement to discharge this condition.

Condition 13

You have submitted the following documents:

- Preliminary Geoenvironmental Appraisal by Dunelm Geo & Env reference D7101 dated January 2016.
- Supplementary Geoenvironmental Appraisal by Dunelm Geo & Env reference D7101/1 dated April 2016.

These documents are acceptable and condition 13 is discharged.

Condition 14

You have submitted a Remediation Strategy by Dunelm Geo & Env reference D7101/RS dated May 2016. This is acceptable and condition 14 is discharged.

You are respectfully reminded of the requirements of conditions 15 & 16 regarding the implementation and validation of the agreed remediation strategy.

Conditions 17-22

These are the subject of ongoing discussions between yourself and the Council's Drainage Officer. A decision will be issued upon the conclusion of these discussions as part of the current application. At this time conditions 17-22 are not discharged.

Condition 24

You have submitted the following documents

- 15281 - 015 (P6) - Longitudinal Sections Road 1
- 15281 - 016 (P4) - Longitudinal Sections Road 2-4
- 15281 - 017 (P4) - Longitudinal Sections Road 5-7

Planning

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

- 15281 - 030 (P2) - Flood Routing Plans Plots 104 – 113
- 15281 – 031 (P5) - Flood Routing Plan Plots 1 – 103
- 15281 – 032 (P5) – Land Drainage Layout
- 15281 – 033 (P2) – Land Drainage details
- 15281 – 040 (P10) – Culvert Details Sheet 1
- 15281 – 041 (P7) – Culvert Details Sheet 2
- 15281 – 042 (P4) – Culvert Details Sheet 3
- 15281 – 100 (P14) – Highways General Arrangement
- 15281 – 101 (P6) – Kerbing and Surfacing layout
- 15281 – 110 (P11) – Section 38 Layout
- 15281 – 111 (P7) – Section 38 Drainage
- 15281 – 112 (P1) – Section 38 Footpath and Section Details
- 15281 – 125 (P2) – Highway Construction Details
- R – 1908 – 2k Landscape Master Plan

These details have been agreed under s38 Highways Act and are acceptable for the purposes of condition 24. The condition requires that the agreed works are implemented and retained therefore it endures for the lifetime of the development and cannot be fully discharged.

Condition 25

This condition, whilst applied for does not require the submission of further details for discharge and is covered in the reserved matters submission.

Condition 26

These works are covered by the s278 Agreement concluded with the Local Highways Authority with the exception of traffic calming and a pedestrian refuge which were not considered practical by the Highways Authority. The condition will be complied with when the agreed works are completed.

Condition 27

It is this Authority's understanding that details will be submitted at a later date before development progresses to that part of the site where such works are required. Whilst the condition requires the submission of these details before development commences it is accepted that this is a practical suggestion and is acceptable to this Authority.

Yours faithfully

John Ritchie
Senior Planning Officer