

Our ref: HG/KM.01492

28th February 2017

F.A.O Adam Walker
Kirklees Council
Planning & Building Control Services
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Dear Sirs

APPLICATION FOR DISCHARGE OF CONDITIONS 4, 7, 9, 11, 12, & 13 OF PLANNING PERMISSION REF 2014/60/91533/W – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND OFF, ST MARY'S AVENUE, NETHERTHONG, KIRKLEES

Please find attached the following information submitted in support of our planning application:

Condition 4

Please find attached boundary treatment drawing ref JHY/1167/202 Rev B which formed part of our reserved matters planning approval on the site.

Condition 7

A Phase II ground investigation report has been commissioned and completed for the site by Michael Joyce Associates (Report number 3639), due to its size the document could not be submitted on the portal and a copy of the report on CD Rom will be sent under separate cover.

Condition 9

Please find attached drawings in relation to the above condition

- Long Sections Plan – 16293/006 rev P2
- Section 38 Layout – 16293/015 Rev P1
- Kerbing Drawing – 16293/001 Rev P1
- Highway Construction Details – 16293/125 Rev P1

Details of the street lighting have not been included on the submitted plan as this is designed by the council's street lighting engineers once an S38 technical approval is give. It is requested this element of the condition is not necessary as it will be the council's own street lighting engineers who will be designing the scheme

Condition 11

Please see the following attached drawings in relation to the above condition

- Impermeable Area Plan – 16293/001 Rev P1
- Drainage Layout Site Wide – 16293/007 Rev P1
- Plot Drainage Plan (1 of 4) – 16293/011 Rev P1
- Plot Drainage Plan (2 of 4) – 16293/012 Rev P1
- Plot Drainage Plan (3 of 4) – 16293/013 Rev P1
- Plot Drainage Plan (4 of 4) – 16293/014 Rev P2
- Overland Flow Route – 16293/030 Rev P1
- Manhole Schedules – 16293/020 Rev P1
- Micro Drainage Calculations

In relation to the maintenance of the drainage scheme it is proposed a S104 agreement will be entered into and that Yorkshire Water will adopt the system. The drainage works will be completed in one phase as development progresses.

Condition 12

Please find attached Biodiversity, Mitigation, Enhancement & Management Plan prepared by our consultants AES-LTD.

Condition 13

Please find attached Construction/Compound Layout containing details requested to discharge this condition.

I have also attached a copy of a more detailed landscaping plan prepared for the site (ref 4115-2100 Rev A) following approval of our reserved matters planning application for your approval.

Our cheque for £195 to cover your fees for this application will be sent by separate letter and we should be pleased to receive a receipt for this money.

We look forward to receiving your comments on our application at your earliest convenience after which we would be only too willing to meet with you and other relevant officers within the Council to progress our application towards approval.

Please do not hesitate to contact me should you require any additional information or clarification in respect of the information submitted to support our application.

Yours sincerely

Howard Gray
Divisional Land Director

