



Enquiries to: Victor Grayson

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Northern Design Partnership
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Planning

Investment and Regeneration Service
PO Box B93, Civic Centre 3,
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Date: 24-Jan-2019
Our Ref: 2018/90491

Dear Sir/Madam

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge of condition 3 (materials), 4 (drainage scheme), 5 (drainage scheme), 8 (highway works), 10 (estate roads), 11 (cycle storage), 12 (Phase 1 Report), 17 (method statement) and 19 (bat survey) on previous permission 2014/93584 for demolition of dwelling and erection of 10 dwellings

120 Laund Road, Salendine Nook, Huddersfield, HD3 3TY

Application Number: 2018/90491

I write with reference to your application to discharge the conditions for the above development as submitted on 13-Feb-2018.

Condition 3 – Information set out in the Discharge of Condition Information document (February 2018), and information set out in email dated 13/04/2018 (Paul Briggs), are considered acceptable for the purpose of condition 3. Condition 3 will be discharged upon the completion of the development in accordance with these details.

Condition 4 – Drawing titled Drainage Plan & Details (rev p2) received on 02/10/2018 and information set out in the Detailed Drainage Design document (T J Booth Associates, dated 23/03/2018) received on 16/10/2018 are considered acceptable for the purpose of condition 4. Condition 4 will be discharged upon completion of the drainage works in accordance with these details.

Condition 5 – Although the applicant has submitted proposals for a higher discharge rate than the 3l/s rate specified in condition 5, drawing titled Drainage Plan & Details (rev p2) received on 02/10/2018 and information set out in the Detailed Drainage Design document (T J Booth Associates, dated 23/03/2018) received on 16/10/2018 are considered acceptable for the purpose of condition 5. Condition 5 will be discharged upon completion of the drainage works in accordance with these details. Please note that the inclusion of 1800mm diameter pipes in the drainage works precludes the adoption of the development's internal roads.

Condition 8 – Drawings 101 (Section 38 Design and Long Section) and 102 (Cross Sections), and information set out in the Road Safety Audit and Designers Response (both Paragon Highways, ref: 1387, dated May 2018, received 04/07/2018) are considered acceptable for the purpose of condition 8. Condition 8 will be discharged upon completion of the development in accordance with these details.

Condition 10 – Drawings 101 (Section 38 Design and Long Section) and 102 (Cross Sections), and information set out in the Road Safety Audit and Designers Response (both Paragon Highways, ref: 1387, dated May 2018, received 04/07/2018) are considered acceptable for the purpose of condition 10. Condition 10 will be discharged upon completion of the development in accordance with these details. Please note that the development's internal roads will not be adopted by the council.

Condition 11 – Information set out in the Discharge of Condition Information document (February 2018) is considered acceptable for the purpose of condition 11. Condition 11 will be discharged upon provision and retention of the cycle storage in accordance with these details.

Condition 12 – Information set out in the Phase 1 GeoEnvironmental Desk Study (Earth Environmental and Geotechnical, ref: A0697/17, dated November 2017, received 27/02/2018) is considered acceptable for the purpose of condition 12. Condition 12 is hereby discharged. Please note, however, that a Phase 2 intrusive investigation must now be carried out, as required by condition 13 of permission ref 2014/93584.

Condition 17 – Information set out in the Site Clearance and Enhancement Method Statement (Middleton Bell Ecology, ref: MBE/OTH/2018/02, dated 14/02/2018) received on 16/04/2018 is considered acceptable for the purpose of condition 17. Condition 17 will be discharged upon the completion of the development in accordance with this report.

Condition 19 – Information set out in the Bat Activity Survey Report and Ecological Enhancement Plan (Middleton Bell Ecology, ref: MBE/BAT/2018/90/1, dated 29/08/2018) received on 03/09/2018 is considered acceptable for the purpose of condition 19. Condition 19 will be discharged upon the completion of the development in accordance with this report and its mitigation measures.



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Note: This letter does not approve any changes to the number, type or sizes of residential units previously approved under permission ref: 2014/93584.

Yours faithfully

Victor Grayson
Senior Planning Officer
Majors and Minerals Team