KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2018/44/90498/W
Site Address:	Leeds Road Retail Park, Leeds Road, Huddersfield, HD1 6PF
Description:	Discharge conditions 6 (ventilation) and 8 (plant equipment) on previous permission 2016/92574 for erection of class A1/A3 building, formation of car parking, access, boundary treatments, landscaping and associated works.
Recommending Officer:	John Ritchie

DECISION – conditional full permission

I hereby authorise the approval/refusal* (delete as appropriate) of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 28-Mar-2018

2018/90498 - Officer Report

This application relates to planning permission for the erection of a class A1 / A3 building at Leeds Road Retail Park, Birstall – 2016/92574. The application seeks to discharge conditions as follows:

6. Details of the installation and/or erection of any extract ventilation system (including details of the methods of treatments of emissions and filters to remove odours and control noise emissions) shall be submitted and approved in writing by the Local Planning Authority and the works specified in the approved scheme installed before the unit for which the extract ventilation system is proposed is first brought into use. Such works shall thereafter be retained, operated at all times when the specific unit is in use and maintained in accordance with the manufacturer's instructions.
Reason: *In the interests of visual and residential amenity and to accord with Policies BE1 and D2 of the Kirklees Unitary Development Plan and chapter 11 of the National Planning Policy Framework.*

8. A detailed specification of the plant equipment which will serve the development shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The plant equipment shall be installed in accordance with the approved details and thereafter retained.
Reason: *In the interests of residential amenity and to accord with Policies BE1, D2 and EP4 of the Kirklees Unitary Development Plan and chapter 11 of the National Planning Policy Framework.*

Assessment

The submitted information has been reviewed by the KC Pollution & Noise Officer who considers them acceptable.

Decision Text

Condition 6 (Ventilation) & Condition 8 (Plant Equipment Detail)

You have submitted the following details:

- Drawing no SW/01476/003A Proposed Floor Plans
- Drawing no RPEN/S3785/04 rev B Proposed RCP and HVAC Plan
- Drawing no RPEN/S3785/03 rev B Proposed GA Plan
- Drawing RPEN/S3785/05 rev B Proposed Sections and Graphics
- Dustop pleated panel filter details
- Westbury Filermation details
- Mitsubishi Air Conditioning Details
- Drawing SD1 Schematic Site Plan
- Drawing SD2 Schematic Floor Plan
- Drawing SD3 Schematic Bar Elevations
- Drawing SD4 Schematic Exterior Elevations
- Drawing 80816/M/100 HVAC GA Proposed Arrangement

These details are acceptable for the purposes of conditions 6 & 8. The conditions require the full completion and retention of the agreed details therefore they endure for the lifetime of the development and cannot be completely discharged at this time.

Report Dated: 28-Mar-2018