



Enquiries to: John Ritchie

Amy Hirst,
G9 Design
5, Newfield Lane
Dore
Sheffield
S17 3DA

Planning

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

Kirklees Direct
Tel: 01484 414746
Email: john.ritchie@kirklees.gov.uk

Date: 23-Oct-2018
Our Ref: 2018/92114

Dear Madam

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

**Discharge conditions 3, 4, 5, 13, 20, 24 on previous permission 2016/92041 for demolition of
existing buildings and erection of 3 dwellings
Poplar Farm, Bristfield Road, Bristfield, WF12 0PA
Application Number: 2018/92114**

I write with reference to your application to discharge the conditions for the above development as submitted on 28-Jun-2018.

Condition 3 (levels)

The purpose of condition 3 was to establish the height of the proposed dwellings relative to those of the adjacent dwellings. In particular the approved street view plan shows the ridge height of the proposed dwellings reasonably commensurate with those on adjacent dwellings. The submitted drawing 1081-13 rev C fails to show this adequately and revised details are required. These details can be submitted as part of the current application but are required within three weeks from the date of this letter.

Condition 4 (Walling)

The proposed regular coursed natural stone shown on the photographed sample submitted with this application is acceptable for the purposes of commencement of the superstructure. Condition 4 will be discharged upon completion of the approved development in these materials.

Condition 5 (Roof materials)

The proposed slate shown on the photographed sample submitted with this application is acceptable for the purposes of commencement of the superstructure. Condition 5 will be discharged upon completion of the approved development in these materials.

PTO

Condition 13 (Boundary treatment)

You have submitted the following:

- Drawing 1541_14_B landscaping Plan

These details are acceptable for the purposes of condition 13 subject to the following:

- Notwithstanding the sections shown on the above drawing the boundary walls shall be drystone with a traditional coping and of the same stone agreed under condition 4 above. If any other material is to be used this must be agreed with this Authority beforehand.
- The boundary treatment shall be erected maintaining the visibility splays required under condition 10 of the planning permission.

Condition 20 (Landscape Management Plan)

As noted in my e-mail of 22 August 2018 the submitted Landscape Management Plan does not address ecological issues. In such circumstances the condition cannot be discharged. These details can be submitted as part of the current application but are required within three weeks from the date of this letter.

Condition 24 (Drainage)

The submitted details have been reviewed by the Council's Pollution & Noise Officer. It is considered that the information is insufficient to discharge the condition. Details of the packaged sewage treatment plant to be installed or the capacity and number of people using the tanks are required. Also if the applicant is going to use a soakaway system such as a reed bed we would need a porosity and percolation test to be carried out to establish the suitability of the land for this. This information can be submitted as part of the current application but is required within three weeks of the date of this letter.

Yours faithfully

John Ritchie
Senior Planning Officer