

**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: 2018/44/92134/W

Site Address: Cummins Turbo Technologies, St Andrews Road,
Huddersfield, HD1 6RA

Description: Discharge conditions 5 (materials), 6
(landscape/ecology), 9 (surface water drainage) on
previous permission 2017/92268 for erection of
extensions, alterations to roofs and elevations and
installation of sprinkler tank and pump house

Recommending Officer: John Ritchie

DECISION – details of conditions 5 and 9 acceptable

**I hereby authorise the partial approval 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: 30-Jul-2018

2018/92134 - Officer Report

This application relates to planning permission

5. Prior to their use details of all the external facing materials for the alterations of 'bay 9' and 'bay 10' and the proposed extension to 'bay 9', as shown on the plan ref. '16-C34-07' rev.D, shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed colour(s). The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Reason: *In the interests of the visual amenity and to accord with Policies D2, BE1 and BE2 of the Kirklees Unitary Development Plan and Chapter 7 of the National Planning Policy Framework.*

Assessment

The proposal is to use Goosewing Grey metal profiled cladding. A grey colour was agreed when the application was approved by the Strategic Planning Committee and the condition was imposed to agree the shade. The proposal is acceptable in this respect.

6. Prior to the hereby approved pump house and sprinkler tank being brought into use a Landscape and Ecological Design strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following details:

- Explore and present opportunities for ecological and landscaping enhancement based on site conditions.*
- Provide details of means of ecological and landscape enhancement onsite.*
- Persons responsible for implementing the works.*
- Details of initial aftercare and long-term maintenance.*
- Details for monitoring and remedial measures, including replacement of any trees, shrub or planting that fails or becomes diseased within the first five years from completion.*

The approved proposals and recommendations of the Landscape and Ecological Design strategy shall be implemented in accordance with the approved details prior to the pump house and sprinkler tank being brought into use. All approved features shall be retained in that manner thereafter.

Reason: *To ensure the long term viability of the retained and created habitats adjacent to the canal, in the interest of visual amenity and ecological enhancement and protecting, so as to comply with Policies D2, BE1, EP11 and R18 of the Kirklees Unitary Development Plan and Chapters 7, 8 and 11 of the National Planning Policy Framework.*

Assessment

The submitted Biodiversity Enhancement Plan have been reviewed by the Biodiversity Officer who considers that the document does not clearly state what measures are to be implemented or where. This is not sufficient to discharge the planning condition.

9. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balance works and off-site works, has been submitted to and approved by the Local Planning Authority. Any discharge to public sewer shall be subject to evidence being submitted to and approved in writing by the Local Planning Authority that demonstrates that surface water drainage from the whole site to watercourse is not reasonable practical and shall then be subject to a maximum rate of discharge of five litres per second. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason: *To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental well-being and to accord with Chapter 10 of the National Planning Policy Framework*

Assessment

The submitted details have been reviewed by the Lead Local Flood Authority and Yorkshire Water who raise no objections.

Decision Text

Condition 5 (Materials)

You have proposed the use of Goosewing Grey cladding (RAL 080 70 05 BS 10A05) throughout. This is acceptable for the purposes of condition 5. The condition will be discharged upon completion of the development in this material.

Condition 6 (Landscape & Ecological Design Strategy)

You have submitted the following:

- Biodiversity Enhancement Plan dated 13th March 2018 by JCA Limited

This document does not clearly state what measures are to be implemented or where. This is not sufficient to discharge the planning condition. Further details can be submitted as part of the current application and a fresh application and fee will not be required. However, in the interests of satisfactory progress this is required within 21 days from the date of this letter.

Condition 9 (Drainage)

You have submitted the following:

- Statement

This states that there will be no additional surface water proposed to the combined

sewer network as the proposed sprinkler tank and pump room are no longer being built on the green area and that surface water will discharge to the same points of connection as the existing site does This is acceptable for the

purposes of condition 9 which will be discharged upon completion of the approved scheme.

Report Dated:

30 July 2018
