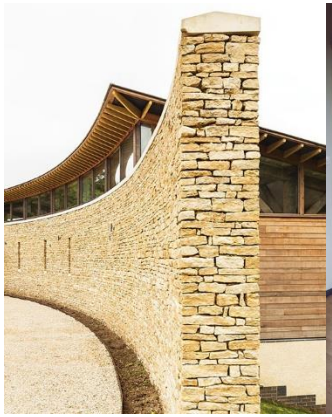
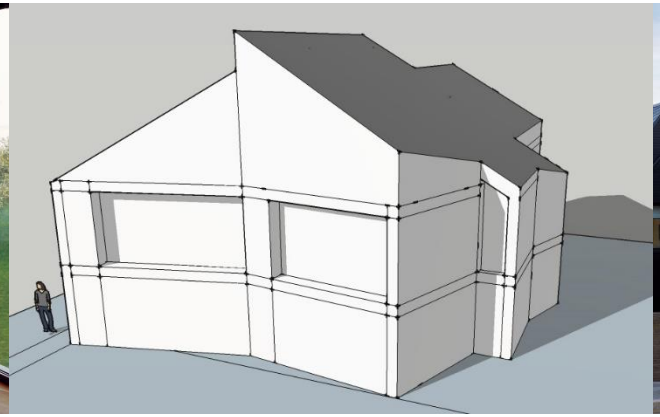
# DISCHARGE PLANNING CONDITIONS; May 2019






## PLANNING CONDITIONS 4, 5 & 6; Revision A

**Residential Proposal**
**Land Adjacent to 20 Gynn Lane, Honley, Holmfirth, HD9 6LF**

WOOD ASSOCIATES
architecture+interiors


101.5m
Tel Ex
Enfield Down
MARSH PLATT LANE
MARSH PLATT LANE
GYNN LANE
Ludhill Dike
BM 101.33m
101.5m
Red line boundary of the application site; 0.182 Hectares

**Location**

Kirklees COUNCIL

**Town and Country Planning Act 1990**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**PLANNING PERMISSION FOR DEVELOPMENT**

**Application Number: 2017/62/93819/W**

**To:** R M Wood,
Wood Associates-architecture+interiors
6, Huddersfield Road
New Mill
Holmfirth, HD9 7JU

**For:** EASTWOOD HOMES

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-**

ERECTION OF ONE DETACHED DWELLING WITH DETACHED GARAGE

**At:** ADJACENT 20, GYNN LANE, HONLEY, HOLMFIRTH, HD9 6LF

**In accordance with the plan(s) and applications submitted to the Council on 12-Jan-2018, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of this permission.
**Reason**: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
**Reason**: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies D2, BE1 and BE2 of the Kirklees Unitary Development Plan, PLP24 of the Kirklees Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework

**Approval Notice issued February 2019**

Planning Conditions; 4 Site Investigation, 5 Surface Materials & 6 Gynn Lane Footway are to be submitted and approved in writing before formal works are commenced.
See later in this document for details.

**Approval Notice**

3. Notwithstanding the submitted plans, this permission relates to the erection of a single dwelling and detached garage, as shown on plan ref. '17010D-23-R05'. Any reference of future planning applications for other dwellings on site, such as that shown on plans ref. '17010D-12-R11' and '17010D-22-R05', do not form any aspect of this hereby approved development.
**Reason**: Reference is made to 'site of future planning application for dwelling' on the submitted plans. For the avoidance of doubt, this does not form part of this application and has not been considered in the assessment of the development approved by this planning permission.

4. Prior to development commencing, and in accordance with the recommendations of the "Coal Mining Risk Assessment Report" Ref: 12404 dated July 2014, accompanying the application the submission of;

- a scheme of intrusive site investigations, together with the details of the undertaking of that scheme of intrusive site investigations;
- a report of findings arising from the intrusive site investigations;
- a scheme of appropriate remedial works for approval; and
- implementation of those remedial works.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with approved details. Prior to the occupation of the dwelling written confirmation shall be submitted to the Local Planning Authority, verifying the works have been fully completed in accordance with the approved details.
**Reason**: To identify and remove unacceptable risks to human health and the environment with regard to historic coal mining legacy and in accordance with guidance contained within Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the Kirklees Publication Draft Local Plan and the National Planning Policy Framework. This is a pre-commencement condition so as to ensure that appropriate measures are incorporated into the development at the relevant stage.

5. The dwelling hereby approved shall be faced in natural stone for the walling and natural blue roof slates. A sample of the materials shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of the dwelling is commenced. The dwelling shall then be completed in the approved materials.
**Reason:** In the interests of visual amenity and to accord with Policies BE2 and BE11 of the Kirklees Unitary Development Plan, PLP24 of the Kirklees Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.

**Approval Notice issued February 2019**

**Page 2**

Planning Conditions; 4 Site Investigation,

A Mining Report has been procured and prepared by Ashton Bennett.
A copy of this report is attached for information and comment.

5 Surface Materials



5 Surface Materials

5 Surface Materials

ROOF; Natural Blue Slate; Ref – Barcampo 7.9 thick, 500 x 250mm

5 Surface Materials

WALLING; A, Natural Stone – Johnsons Ashlar
B, Natural Stone - Johnsons Dry-stone





**Approval Notice**

5 Surface Materials

ROOF; Natural Blue Slate; Ref – Barcampo 7.9 thick, 500 x 250mm

5 Surface Materials





5 Surface Materials; Roof Slates used recently in Deyne Road, Netherton, Huddersfield

**Recent Example**

6. The hereby approved dwelling shall not be occupied until full details for the provision of a footway along the boundary with Gynn Lane, as shown on drawing ref. '17010D – 12 R.11', have been submitted to and approved in writing by the Local Planning Authority. The hereby approved dwelling shall not be occupied until the works have been implemented in accordance with the Local Planning Authority's approval and have been certified as complete by or on behalf of the Local Planning Authority. The footpath shall be retained thereafter.
**Reason**: To enhance and extend existing pedestrian routes on Gynn Lane, where currently pedestrians are required to walk on the carriageway or cross the road, in the interest of highway safety and efficiency and to comply with Polices T10 of the Kirklees Unitary Development Plan and PLP21 of the Kirklees Publication Draft Local Plan.

7. Prior to the occupation of the hereby approved dwelling all areas indicated to be used for vehicular access, parking and turning on the approved plan drawing ref. '17010D – 12 R.11', shall have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order with or without modification) these shall be kept free of obstructions and available for the use specified on the submitted plan thereafter.
**Reason:** In the interests of highway safety, to prevent an increase in surface water run-off rates, to achieve a satisfactory layout and to accord with Policy T10 of the Kirklees Unitary Development Plan, PLP21 and PLP27 of the Kirklees Publication Draft Local Plan and advice in the National Planning Policy Framework

8. An electric vehicle recharging point shall be installed within the dedicated parking area of the approved dwelling before it is first occupied. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging point so installed shall thereafter be retained.
**Reason**: In the interest of supporting low emission vehicles, to accord with the guidance contained in Policy PLP24 of the Kirklees Publication Draft Local Plan, the West Yorkshire Low Emissions Strategy and Chapters 9 and 15 of the National Planning Policy Framework.

9. One bat box, in the form of a Schwegler type 1FR woodcrete bat box or similar, shall be installed upon the tree indicated on plan ref. ref. '17010D – 22 R.05', prior to the approved dwelling being occupied. The box shall be installed at least 3 metres above the ground. The box shall thereafter be retained.
**Reason**: In the interests of enhancing the biodiversity value of the site, in accordance with Policy EP11 of the Kirklees Unitary Development Plan, PLP30 of the Kirklees Publication Draft Local Plan and Chapter 15 of the National Planning Policy Framework

**Approval Notice issued February 2019**

**Page 3**

Planning Conditions; 6 Gynn Lane Footway

Drawings are attached for information and comment.

**17010D – 90-R01 Plan Layout Sheet 1**
**17010D – 91-R01 Plan Layout Sheet 2**
**17010D – 92-R01 Footpath Sections**