



Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: John Ritchie

Kirklees Direct
Tel: 01484 221000
Email: john.ritchie@kirklees.gov.uk

Richard Beevers,
Avant Homes (Yorkshire)
Unit 2, Mariner Court
Peel Avenue
Durkar
Wakefield
WF4 3FL

Date: 24-Aug-2020
Our Ref: 2019/93930

Dear Sir

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

**Discharge of conditions 10 (air quality), 11 (electric car charging), 17 (landscaping), 18 (birds and bats), 19, 20 (lighting scheme), 25 (surface water) and 35 (travel plan) on previous permission 2018/93098 for variation of conditions 28, 33, 34 and 35 and removal of condition 31 on previous application 2016/91337
land at, former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RQ
Application Number: 2019/93930**

I write with reference to your application to discharge the conditions for the above development as submitted on 04-Dec-2019.

This letter should be read in conjunction with this Authority's letter to you dated 1st July 2020, reference 2019/93930.

Condition 18 (Bird & Bat Mitigation Strategy)

You have submitted the following:

- Bird & Bat Mitigation Strategy Rev 2 dated November 2019 by BWB

This is acceptable for the purposes of condition 18 which requires the approved measures to be completed and retained.

Conditions 19 (Site Level Lighting Strategy)

You have submitted the following:

- Lighting Strategy & Specification
- Lighting Assessment report reference LDP2217 rev P1 S2 dated 28th August 2018 by BWB.

These details are sufficient to discharge condition 19.

PTO

Condition 20 (Lighting Strategy and Design)

In the absence of finalised lighting plans condition 20 cannot be discharged.

Condition 35 (Travel Plan)

You have submitted the following:

- Full Travel Plan by BWB ref SLH-BWB-GEN-XX-RP-TR-0005_Full Travel Plan S2 rev P1 dated 28th October 2019.

This is acceptable for the purposes of condition 35. Monitoring fees are required to be paid to the Council in accordance with the varied S106 legal agreement concluded on 8th August 2019.

Further to this Authority's letter dated 1st July 2020 I respectfully remind you that condition 11 (Electric Vehicle Charging points) remains to be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development