



Planning and Development Service
Economy and Infrastructure
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Richard Beevers,
Avant Homes (Yorkshire)
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Durkar
Wakefield
WF4 3FL

Date: 24-Aug-2020
Our Ref: 2019/93955

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 5, 6 and 8 of previous permission 2018/93201 for reserved matters for residential development pursuant to outline permission 2018/93098 land at, former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RQ
Application Number: 2019/93955**

I write with reference to your application to discharge the conditions for the above development as submitted on 06-Dec-2019.

Condition 5 (Boundary treatment)

Details have been previously agreed by this Authority's letter to you dated 6th August 2020.

Condition 6 (Electric Vehicle Charging points)

The submitted Electric Car Charging Plan by Avant Homes dated Nov 2019 (Drg. No. 4166/230) shows the approximate locations of the proposed electric car charging facilities. It states that "*Provision of a 32 amp single phase Electrical supply that will allow for the future installation of an individual electric car charging point for each property to be provided in the approximate locations indicated.* It adds "*Supply provided to all units unless the plot parking is deemed too remote from the house which is the case for plots 26, 49, 66, 75, 92, 102, 105, 139, 141, 164 & 197*" A charging point is accordingly not shown at Plot 26.

PTO

These proposals are considered to be insufficient for the requirement of condition 6 which requires a charging point for each residential property with a dedicated parking space. Condition 6 does not simply require an electricity supply for the later provision of a charging point, and it allows no exemption for some plots. This is in accordance with the current *Air Quality & Emissions – Technical Planning Guidance* which is part of the West Yorkshire Low Emissions Strategy.

An electric vehicle charging point is required at every property that has a dedicated parking space. This Authority will only consider an exemption to this where the applicant can demonstrate that it is not technically feasible to provide the required charging point. The minimum standard for the charging points that would be acceptable would be one which is capable of providing a continuous 16A supply providing Mode 3 charging via a Type 2 connector. In such circumstances the condition is not discharged.

Condition 8 (Biodiversity enhancement)

You have submitted the following:

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

This is acceptable for the purposes of condition 8. The condition requires that the agreed measures are completed and retained.

Yours faithfully

Mathias Franklin
Head of Planning and Development