



Planning and Development Service
Economy and Infrastructure
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Jordi Campo Bria,
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Date: 09-Apr-2020
Our Ref: 2020/90119

Dear Sir/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 12-16 on previous permission 2016/93935 for demolition of
existing petrol station and erection of 4 retail and residential units (within a
Conservation Area) (modified proposal)
Former Petrol Station, North Road, Kirkburton, Huddersfield, HD8 0RL
Application Number: 2020/90119**

I write with reference to your application to discharge the conditions for the above
development as submitted on 14-Jan-2020.

Condition 12 (Foul and surface water drainage)

The Lead Local Flooding Authority and Yorkshire Water have requested for additional and/or
amended information to be submitted in their consultation responses dated 17th February
2020 and 22nd January 2020. Further details were submitted on 3rd March 2020 for which we
are awaiting updated consultation responses. As such, we are unable to discharge condition
12 at this time.

Condition 13 (water supply infrastructure)

The following details were submitted:

- Drainage layout ESE-DR-S-001 Revision P1

The details submitted are considered to be acceptable for the purposes of condition 13. The
condition will be formally discharged on completion of the protection measures during the
construction phase of the development and retained thereafter.

Condition 14 (Landscaping scheme)

The following details have been submitted:

- Landscape design 2019.100.107 01

As stated within an email dated 3rd April, we have not yet received formal comments with regards to the submitted details. This will be followed up and dealt with under a further decision notice.

Condition 15 (Replacement trees and Management plan)

The following details were submitted:

- Landscape design 2019.100.107 01
- Site management plan 2019.100.107 02

As stated within an email dated 3rd April, we have not yet received formal comments with regards to the submitted landscape design. As such, we are unable to discharge condition 15 at this time. This will be followed up and dealt with under a further decision notice.

Condition 16 (Arboricultural method statement)

The following details were submitted:

- Tree protection arboricultural method statement plan BA9903AMS

The submitted details are considered to be acceptable for the purpose of condition 16. The condition will be formally discharged on completion of the development in accordance with the approved arboricultural method statement.

Yours faithfully

Mathias Franklin
Head of Planning and Development