

**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: 2020/44/90682/W

Site Address: Croft Medical Centre, Cobcroft Road, Fartown,
Huddersfield, HD2 2RU

Description: Discharge conditions 5 (ventilation) and 6 (boundary
treatment) on previous permission 2014/90774 for
erection of 2 storey medical centre with integral
pharmacy and parking

Recommending Officer: John Ritchie

DECISION – DISCHARGE OF CONDITIONS 5 AND 6

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Emma Thompson

AUTHORISED OFFICER

Date: 01-Apr-2020

2020/90682 - Officer Report

This application relates to planning permission for the erection of a medical centre with integral pharmacy and medical centre adj 7 Cobcroft Road, Fartown – 2014/90774. The application seeks to discharge conditions as follows:

5. The use hereby permitted shall not begin until details of the installation and/or erection of any external plant/extract ventilation system, including details of the methods to control noise emissions, have been submitted and approved in writing by the Local Planning Authority and the works specified in the approved scheme have been installed. Such works shall thereafter be retained, operated at all times when the premises are in use and maintained in accordance with the manufacturers instructions.

Reason: *In order to protect the amenity of nearby residents from noise, in the interests of visual amenity, to accord with Policies D2 and EP4 of the Unitary Development Plan and in accordance with the guidance in the National Planning Policy Framework.*

Assessment

The submitted details have been reviewed by the Council's Pollution & Noise Officer and found to be satisfactory.

6. Prior to the hereby approved building being brought into use a scheme detailing the boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority and the works comprising the approved scheme shall be completed. Thereafter the approved boundary treatment shall be retained.

Reason: *In the interests of visual amenity, highway safety and to accord with Policies D2 and T10 of the Kirklees Unitary Development Plan*

Assessment

The submitted details have been reviewed by the Highways Officer who requires the fence to be reduced in height or set back 2 metres from the carriageway to protect sight lines at the entrance from Cobcroft Road. The applicant has confirmed that the fence has been set back in accordance with Highways' requirements.

The Police Architectural Liaison Officer raises no objection subject to the provision of a gate of similar height and materials.

Decision Text

Condition 5 (Extract Ventilation System)

You have submitted the following:

- Environmental Noise Impact Assessment Acoustic Consultancy Report reference 2998/ENIA dated 20th February 2020 by Acoustic Design Technology.
- Drawing no 15/996 – 141 Mechanical Ventilation System Location

- SEZ-M R32 Product Information

The ENIA report states that the levels associated with the proposed ventilation “*are at least 13 dB below the otherwise prevailing background levels*”. In such circumstances the submitted details are satisfactory to discharge condition 5 subject to the units being installed in accordance with the agreed details and retained as such thereafter.

Condition 6 (Boundary Treatment)

You have submitted the following:

- E-mail from Graham Normanton dated 30th March 2020 @16:01.
- Drawing no 15/996 136A Site Plan Boundary Treatment.
- Drawing no 15/996 05C Site Plan

These details show the fence set back 2 metres from the back edge of the carriageway edge of Cobcroft Road and are acceptable to discharge condition 6 subject to the completion and retention of the agreed details. In the interests of security a copy of the recommendations from the West Yorkshire Police Designing Out Crime Officer will be forwarded separately.

Report Dated: 31-March-2020