



Kirklees Council
Planning Department
Civic Centre 3
Market Street
Huddersfield
West Yorkshire
HD1 1WG

62262304-006
Via Planning Portal
21 July 2020

Dear Sir / Madam,

**APPLICATION TO PARTIALLY DISCHARGE CONDITION 8 OF PLANNING PERMISSION REF: 2016/60/92298/E
FORMER NORTH BIERLEY WASTE WATER TREATMENT WORKS, OAKENSHAW, BD12 7ET
PLANNING PORTAL REF: PP-08900945**

On behalf of Interchange 26 LLP, please find enclosed an application to partially discharge Condition 8 of planning permission ref: 2016/60/92298/E at the above site, in respect of the necessary demolition and enabling works that are required to prepare the site for future development.

In addition to this cover letter, the following documents are submitted in support of the application:

- Construction Environmental Management Plan prepared by Professional Remediation Ltd;
- Sequence of Works Drawings Document prepared by Professional Remediation Ltd.

The application fee of £116 has been paid online via the Planning Portal.

Background

Planning History

The application site benefits from an outline planning permission (ref: 2016/60/92298/E) for the redevelopment of a former waste water treatment works, following the demolition of existing structures to provide employment uses (Use Classes B1(c), B2 and B8).

Conditions 7 (construction ecology management plan) and 16 (Coal Mining Risk Assessment (CMRA)) (in respect of part of the site) have been discharged. Please refer to applications ref: 2019/44/93727/E and 2019/44/93679/E.

Discharge of condition applications have been submitted to discharge the following conditions:

- Condition 5 (phasing plan);
- Condition 11 (Moorend Combined Sewer Overflow);
- Condition 13 (foul water drainage);
- Condition 14 (surface water outfall);
- Condition 16 (CMRA in respect of the remaining part of the site);

- Condition 20 (off site highway works);
- Condition 23 (residual uncertainty assessment); and
- Condition 24 ((drainage and flood risk management).

Please refer to applications ref: 2020/44/91398/E, 2020/91468 and 2020/91889.

A reserved matters (RM) application has been submitted in respect of Phase 1 (access road and development plateaus), providing details required by the following conditions:

- Condition 6 (Biodiversity Enhancement Management Plan);
- Condition 17 (site investigations);
- Condition 18 (trees); and
- Condition 19 (treatment and enhancement of public right of way).

Please refer to application ref: 2020/91488. Details in respect of Conditions 29 (noise attenuation) and 31 (low emission strategy and electric vehicle charging points) were not included as part of this RM application as they are not applicable to the proposed Phase 1.

A further RM application has also been submitted, by a different applicant, in respect of Phase 2 (c. 21,367sqm unit for B1c / B2 / B8 use). Please refer to application ref: 2020/91807.

Condition 8

Condition 8 states:

“Prior to the commencement of each phase, a Construction Environment Management Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the procedures that will be used to protect the amenity of occupiers of nearby sensitive premises by effectively controlling:- a) Noise and vibration from construction activities and vehicle movements; b) Dust from construction activities and vehicle movements; and c) Stray light and glare from artificial lighting used on site. Thereafter, each phase of the development shall be carried out adhering to the approved plan at all times during the construction of each phase, until completion.

Reason: In the interest highway safety of all those using the surrounding highway infrastructures and residential amenity of nearby residents in accordance with Policies T10 and EP4 of the Kirklees Unitary Development Plan and PLP21 and 52 of the Publication Draft Local Plan. This is a pre commencement condition to ensure the development of this site can reasonably be carried out with minimal disruption to occupants of nearby residential properties.”

Construction Environment Management Plan (CEMP)

The submitted CEMP has been prepared in relation to the necessary demolition and enabling works on site. As required by Condition 8, this document includes details of the procedures that will be used to protect the amenity of occupiers of nearby sensitive premises by controlling noise, vibration, dust, stray light and glare from artificial lighting, throughout the demolition and enabling works process.

Any of the documents referred to in the CEMP can be provided on request.

Sequence of Works Drawings Document

In addition to the submission of the CEMP, a Sequence of Works document is also enclosed with this application to provide a tool for the Council to control the method of demolition and enabling works on site.

The Sequence of Works document has been prepared by the contractor and sets out the sequence of works that are proposed to take place on site in relation to the demolition of concrete structures and the excavation and relocation of filter media. The document includes details of the works that have already taken place, as well as the works that are outstanding and the associated timescales.

The document shows that it is proposed for the existing stockpiles of aggregate to be relocated to the southern end of the site, away from the residential properties. Please note that at the present time there is still also further filter media to be removed from the filter beds and this remaining aggregate will also be located to the south of the site.

You will note that drawings 5,6 and 7 show an outline of the first proposed building on site, which is currently subject to a RM application (ref: 2020/91807). This is shown indicatively to provide some context for the demolition and enabling works and to help to explain why certain material is being stored within certain parts of the site. The boundaries shown are guided by the proposed development plateaus and are shown indicatively only.

The drawings shown on the sequence of works document relate to the demolition and enabling works on site. However, please note that there are also bunds shown in the northern part of the site. We are still working with the team on the best way to deal with the profiling of these bunds and determining the most appropriate solution for them, which may include earthworks bunds across the site, full details of which would be provided, or the materials used to reprofile across the full northern end of the site.

Conclusion

I trust that the enclosed information is sufficient to partially discharge Condition 8 and that it also provides an appropriate level of information to enable the Council to understand and control the demolition and enabling works that have been, and are proposed to be, undertaken on site.

Please let me know if you have any queries or if you require any additional information.

Yours faithfully,



Fraser Dann
Senior Planner

Cc: Ryan Unsworth – Opus North
Adam Watson – Fox Lloyd Jones
John Brooks – WSP

Enc: As noted above.