

01 March 2021

Kate Mansell
Kirklees Council
Civic Centre 3
Market Street
Huddersfield
HD1 2YZ

Dear Kate

Submission of S73 Application: Phase 2 development at Former North Bierley Waste Water Treatment Works (2020/91807)

Following the approval of the reserved matters on 18th December 2020, in relation to 'Phase 2' of development at the above site, I enclose an application to vary the relevant conditions of that planning permission.

Subsequent to the grant of planning permission for the details for the site, it became apparent that the overhead power cables situated to the southern boundary of our development site, were plotted incorrectly in the technical overview of the site. The scheme submitted therefore makes minor revisions to the approved scheme to address the correct positioning of the cables.

The amendments to the scheme are technical matters only which result in a revision to the shape of the building to ensure car parking provision and external yard space meets the requirements of future occupiers.

Importantly, the total floor area created by the development is the same as that already approved, as is the vehicular access into the site.

The conditions which are subject to variation under this Section 73 Application, are;

- Condition 1 – Approved plans and specifications,
- Condition 2 – Cycle Parking Facilities, and
- Condition 4 – Landscape Scheme.

For ease and clarity, the proposed revisions to the above planning conditions are set out

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DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

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in more detail, below.

Condition 1 – Plans and Specifications Schedule

	Approved 18/12/2020		Revised	
Plan Type	Reference	Version	Reference	Version
Proposed Site Plan	P402	Rev B	P402	Rev C
Parking Arrangements	P403	Rev A	P403	Rev B
Floor Plans and Elevations	P100	Rev A	P100	Rev B
Roof Plan	P110		P110	Rev A
Boundary Treatments	P404	Rev A	P404	Rev B
Constraints Overview	P405	Rev A	P405	Rev B
Bin/Cycle Store	P406	Rev A	P406	Rev B
Landscape Plan	KL-449-001	Rev P3	KL-449-001	Rev P4
Gas Pipeline Route and Easements	P408	Rev A	P408	Rev B
Lighting Strategy	LL171-001	(dated 10 June 2020)	LL171-001	Rev A (dated 1 March 2021)
Lighting Plan	LL171-001	(dated 10 June 2020)	LL171-001	Rev A (dated 1 March 2021)
Lighting Report	LL171-001	(dated 10 June 2020)	LL171-001	Rev A (dated 26th February 2021)
Lighting Report Overspill and Office Car Parks	LL171-001	(dated 10 June 2020)	LL171-001	Rev A (dated 26th February 2021)

Condition 2

"The development shall not be occupied until the approved cycle parking facilities have been provided in accordance with **Plan 2454 P406 Revision B received [Day, Month] 2021**. The facilities shall thereafter be retained for the lifetime of the development."

Condition 4

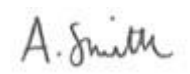
"The landscape scheme shall be implemented in accordance with landscape plan **KL-449-001 Revision P4 received [Day, Month] 2021** prior to the first occupation of the development, or within the first planting season following first occupation..."

The Section 73 application is submitted via the Planning Portal (ref. PP-09568394). The appropriate fee is paid via the Planning Portal.

If you require any further information, please do not hesitate to get in touch with me

directly.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'A. Smith'.

Amy Smith

Senior Planner

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