

FAO Kirklees Council

Application Number: 2019/62/93797/E

10 May 2021

Planning conditions:-

(HB Project responses in red)

In accordance with the plan(s) and applications submitted to the Council on 19-Nov-2019, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

Noted. Car park works began on 1 March 2021.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21, LP22, LP24 and LP53 of the Kirklees Local Plan.

Noted

3. The warehouse extension hereby approved shall be constructed of materials to match those used in the construction of the existing building.

Reason: In the interests of visual amenity, and to accord with Policy LP24 of the Kirklees Local Plan.

Noted. The warehouse works have NOT commenced.

4. No part of the development shall be brought into use until the existing car park access from Oxford Road has been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: To avoid danger and inconvenience to highway users, in accordance with Policy LP21 of the Kirklees Local Plan.

Noted

5. The development shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall, as a minimum, include details of:

- a) Operation of the car park barrier and eligibility of staff for car park access
- b) Safe pedestrian routes within the car park and turning area
- c) Details of parking management for staff who require frequent or non-scheduled access to the car park, when the access may be blocked by deliveries and means of restricting access to/from the car park during deliveries
- d) Details of right of way signs for the narrowed access point and details of how staff will be instructed not to queue on the highway whilst awaiting access
- e) Mechanism for review of the Car Park Management Plan

The development shall thereafter be operated in accordance with the approved Car Park Management Plan.

Reason: To ensure the site can be made safe and accessible and in the interests of highway safety, to ensure pedestrian safety and in the interests of neighbour amenity in accordance with Policy LP21 of the Kirklees Local Plan.

Car park management plan has been uploaded via the planning portal.

6. Before the car park is brought into use turning facilities shall be provided in accordance with the details shown on drawing no. T17-1602-23-04D. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan.

Noted

7. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework

WAC tests were undertaken with no contamination present.

8. Before development of the car parking area hereby permitted commences a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- One Standard Electric Vehicle Charging Point for every 10 unallocated commercial parking spaces

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

Electric charging bays have been supplied and drawing P21-3278-00-01J uploaded on planning portal.

Please let me know if you require any further information or clarification on anything.

Regards

Michael Scott
Lead Designer



Merrydale House, Roydsdale Way, Bradford - W. Yorkshire, BD4 6SE