

Date 11 July 2021
Our ref FAN01/1
Your ref
LPA refs



Planning Application Validation Team
Development Management Dept
Kirklees Council
PO BOX B93
Civic Centre
Huddersfield
HD1 2JR

BY EMAIL

Dear Sirs,

YANGTZE CHINESE RESTAURANT, PARK VIEW, HALIFAX ROAD, LIVERSEDGE, WF15 6NU - PERMISSION IN PRINCIPLE FOR CONVERSION OF EXISTING RESTAURANT INTO UP-TO 9No. SELF CONTAINED APARTMENTS, TOGETHER WITH THE FORMATION OF ASSOCIATED HARDSTANDINGS, PARKING AREAS AND DOMESTIC GARDENS.

This purpose of this letter is to clarify and resolve any potential for residual uncertainty about the validation of this application for Permission in Principle for residential development of the land.

Compliance with the national validation list

This application seeks Permission in Principle (PiP). The National Planning Practice Guidance Paragraph: 039 Ref ID: 14-039-20140306 (Revision date: 06 03 2014) confirms: *"Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list."* (see also NPPG Paragraph: 058 Reference ID: 58-058-20180615). We note that the Council's validation checklist is silent on which documents must be submitted with a Permission in Principle application; as such, the statutory requirement is that PiP applications need only be accompanied by the Application Forms and a Site Location Plan to a recognised scale.

In this instance, notwithstanding the minimum validation criteria, illustrative plans, details and information which confirm the expected scale, nature and anticipated layout of the proposed development are provided in order to assist the Council in reaching a positive decision on the application. This additional information demonstrates that the development of the site is compatible with relevant planning policies applying to the application site.

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The National Planning Practice Guidance (NPPG) confirms at Paragraph: 012 Reference ID 58-012-20180615 that: *"The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage."*

Ultimately, the Council retains control over the matters of scale, appearance, layout, and landscaping during consideration of subsequent Technical Details Consent.

The application bundle consists of the following:

PLAN/DOC REF.		DESCRIPTION
FAN01/1 – PDA		Planning, Design & Access Statement, County Planning Ltd
21028 200A		Site location plan
21028 020A		Existing site plan
21028 002A		Existing elevations
INDICATIVE ONLY	21028 121B	Proposed site plan
	21028 101B	Proposed block plan
	21028 102A	Proposed basement floor plan
	21028 103A	Proposed ground floor plan
	21028 104A	Proposed first floor plan
	21028 110	Proposed elevations
Ecology Report		Enhanced Phase 1 Ecology survey (Rachel Hacking Ecology, May 2021)
Badger Survey		Badger Survey and Mitigation Report (Rachel Hacking Ecology, May 2021)
Photos		Photos of existing and proposed (diverted) public right of way

I hope that the above explanations are both clear and helpful and assist you in validating the application quickly. If there are any questions or you wish to discuss any aspects, please don't hesitate to get in touch; otherwise, we shall await return of the validation letter in due course.

Yours sincerely



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