



Kirklees Council
Planning and Development Service
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Date: 25-May-2023
Our Ref: 2021/93270

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Discharge of conditions 3 (construction management), 4 (temporary drainage), 5 (temporary waste arrangements), 7 (adoptable roads), 12 (waste storage and collection), 13 (tree protection), 14 (units 23 and 24 revisions), 16 (detailed drainage scheme), 17 (phase II report), 18 (remediation strategy), 23 (materials) and 31 (vegetation removal) of previous permission 2019/91657 for erection of 30 dwellings

Land at Station Road, Skelmanthorpe, Huddersfield, HD8 9BA

Application Number: 2021/93270

I write with reference to your application to discharge the conditions for the above development (as submitted on 17/08/2021).

Condition 3 (construction management) – You have submitted a Construction Management Plan (rev B, 01/12/2022), and a pre-development road condition survey (titled “Road Survey” and dated August 2021).

Details set out in those two documents are considered acceptable for the purpose of condition 3, and are hereby approved.

Please be reminded that condition 3 includes an ongoing requirement that the development shall be carried out strictly in accordance with the approved details throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Condition 3 further stipulates that, upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local

Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development. A further Discharge of Conditions application will need to be submitted in relation to those final requirements of condition 3.

Condition 4 (temporary drainage) – You have submitted a Surface Water Management Plan (drawing E18/7366/042B), a risk assessment (Haigh Huddleston, E18/7366/MH006, 09/08/2021), and a Construction Management Plan (rev B, 01/12/2022). On 02/12/2022 you confirmed (by email, with photographs) that two witches hats had been installed in Station Road.

Details set out in the above-listed documents, drawing, email and photographs are considered acceptable for the purpose of condition 4, and are hereby approved.

Please be reminded that condition 4 requires the development to be carried out strictly in accordance with the approved details throughout the period of construction, and states that no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Condition 5 (temporary waste arrangements) – You have submitted a Construction Management Plan (rev B, 01/12/2022) and two unnumbered hand-amended plans showing refuse collection points for phases 1 and 1a, and phase 2 of the development.

Given advice from KC Waste Strategy, an approval pursuant to condition 5 cannot be issued at this stage, however it is likely that satisfactory temporary waste storage and collection arrangements can be agreed. To progress matters, you are advised to contact KC Waste Strategy (mike.hibbert@kirklees.gov.uk) to organise a site meeting. Following that site meeting, further information would need to be submitted within a reasonable timeframe pursuant to condition 5 under this current discharge of condition application 2021/93270.

Condition 7 (adoptable roads) – You are understood to be seeking technical approval under Section 38 of the Highways Act (under a separate application to the Local Highway Authority) for the development's internal estate roads, however this approval has not yet been issued, as there are outstanding matters yet to be resolved. An approval pursuant to condition 7 therefore cannot be issued at this stage.

To satisfy the requirements of condition 7, it may be sufficient for you to submit those drawings and documents that may yet receive technical approval under Section 38 of the Highways Act, if those drawings and documents provide all the information specifically required in the wording of condition 7.

Condition 12 (waste storage and collection) – You have submitted a Site Layout Plan (drawing 1902-SI-04 rev C) pursuant to condition 12, as well as a bin store collection point plan and an explanatory email dated 21/02/2022.

Given advice from KC Waste Strategy, an approval pursuant to condition 12 cannot be issued at this stage, however it is likely that satisfactory waste storage and collection arrangements can be agreed. To progress matters, direct discussion with KC Waste Strategy would be advisable. Further information would then need to be submitted within a reasonable timeframe pursuant to condition 12 under this current discharge of condition application 2021/93270.

Condition 13 (tree protection) – You have submitted a Site Layout Plan (drawing 1902-SI-04 rev C), a Presentation Layout (drawing 1902-SI-06 rev F) and an Arboricultural Method Statement (Iain Tavendale, undated) pursuant to condition 13. The submitted Arboricultural Method Statement includes a Tree Protection Plan on its final page.

Details set out in the above-listed documents are considered acceptable for the purpose of condition 13, and are hereby approved.

Please be reminded that condition 13 requires the development to be carried out in accordance with the approved details.

Condition 14 (units 23 and 24 revisions) – The documents submitted pursuant to condition 13 are also relevant to condition 14.

Details set out in the above-listed documents are considered acceptable for the purpose of condition 14, and are hereby approved.

Please be reminded that condition 14 requires the development to be carried out in accordance with the approved details.

Condition 16 (detailed drainage scheme) – You have submitted the following drawings and documents pursuant to condition 16:

- Flood Risk Assessment (Haigh Huddleston, E19/7366/FR01, rev A, July 2021);
- Impermeable Area Plan (drawing E18/7366/018);
- Surface Water Management Plan (drawing E18/7366/042B);
- Flood Routing Plan (drawing E18/7366/019E);
- Main Road and Sewer Plan (drawing E18/7366/004J);
- Section 104 Agreement Plan (drawing E18/7366/024);
- Manhole Schedule (drawing E18/7366/007E); and
- Flow Control Manhole – S6 (drawing E18/7366/011C).

Details set out in the above-listed documents are considered acceptable for the purpose of condition 16, and are hereby approved.

Please be reminded that condition 16 states that no part of the development shall be occupied until the approved drainage scheme has been implemented in full, that the

approved drainage scheme shall thereafter be retained during the life of the development, and that no additional surface water and land drainage works, or deviation from the approved drainage scheme, shall be carried out without the prior written consent of the Local Planning Authority.

Condition 17 (phase II report) – Details set out in the following documents are considered acceptable for the purpose of condition 17, and are hereby approved:

- The Phase II aspect of the Geo-environmental Ground Investigation Report (Haigh Huddleston, E19/7366/R001, April 2019);
- Haigh Huddleston letter, E19/7366/DP/001A, 12/05/2022; and
- Haigh Huddleston letter, E19/7366/MD/007A, 13/05/2022.

Condition 17 has no further requirements, and is therefore hereby discharged in full.

Condition 18 (remediation strategy) – A further submission was made by you on 09/05/2023. KC Environmental Health have been consulted on this submission, and their further comments are awaited. In the meantime, an approval pursuant to condition 18 cannot be issued.

Condition 23 (materials) – As per your submission of 12/04/2023, you have proposed the following external materials pursuant to condition 23:

- Walling stone – Natural stone, tumbled and dyed (with the dye toned down and stones turned to expose their lighter face), split faced (dimensions: 140mm high x 100mm deep x random length), from Watson Quarry, Brookfoot Lane, Southowram.
- Roof tile – Bradstone “Old Quarried” roof tile (“lichen green” colour/finish) for units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 28, 29 and 30.
- Roof tile – “Rivius” artificial slate by Sandtoft for units 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27.
- Quoins – Described by the applicant as “new sawn ashlar quoins” from Watson Quarry, Brookfoot Lane, Southowram.
- Windows – UPVC, light/medium grey (manufacturer not specified).
- Guttering – Powder coated aluminium, grey, by Amazon Rainwater Systems (or similar).

The proposed external materials are considered to be context-appropriate, and are acceptable. Therefore, the details submitted pursuant to condition 23 are hereby approved.

Condition 23 will be discharged once the development is completed in accordance with the approved details. Please also be reminded that condition 23 states that no materials other than those approved in accordance with this condition shall be used.



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Condition 31 (vegetation removal) – You have applied to discharge condition 31, however this condition only requires a submission if there is an intention to remove hedgerows, trees and shrubs during the period 1st March to 31st August. It is understood that you do not propose any such removal, therefore no discharge is necessary pursuant to condition 31. If, however, there is indeed an intention to remove hedgerows, trees and shrubs during the period 1st March to 31st August, a submission pursuant to condition 31 would be required.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development