

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2021/44/94705/W
Site Address:	Land at Hart Street, Newsome, Huddersfield, HD4 6LS
Description:	Discharge of conditions 5 (Construction Environmental Management Plan) and 6 (Construction Management Plan) of previous reserved matters approval 2021/91638 pursuant to outline permission 2016/91479 (appeal APP/Z4718/W/17/3173711) for erection of 22 dwellings
Recommending Officer:	Nick Hirst

DECISION – Discharge of Conditions – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Victor Grayson

AUTHORISED OFFICER

Date: 01-Jun-2022

Application: 2021/44/94705/W

Site: Land at Hart Street, Newsome, Huddersfield, HD4 6LS

Proposal: Discharge of conditions 5 (Construction Environmental Management Plan) and 6 (Construction Management Plan) of previous reserved matters approval 2021/91638 pursuant to outline permission 2016/91479 (appeal APP/Z4718/W/17/3173711) for erection of 22 dwellings

Assessment

Conditions 5 (Construction Environmental Management Plan) and 6 (Construction Management Plan)

5. Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The Construction Management Plan shall provide details of:

- a) timetable of all works*
- b) the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks*
- c) vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas*
- d) the parking of vehicles of site operatives and visitors*
- e) details and location of signage*
- f) loading and unloading of plant and materials*
- g) storage of plant and materials used in constructing the development*
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing*
- i) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site*
- j) measures to control and monitor the emission of dust and dirt during construction*
- k) a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works*
- l) mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries)*
- m) artificial lighting used in connection with all construction related activities and security of the construction site*
- n) site manager and resident liaison officer contact details (including their remit and responsibilities); and*
- n) details of engagement with local residents and occupants or their representatives.*

The agreed plan shall be adhered to throughout the construction of the development.

Reason: *To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24 and LP52 of the Kirklees Local Plan. This is a pre-commencement condition, given the need for adequate consideration of mitigation measures (for the amenity of residents) prior to works commencing on site.*

6. Prior to development commencing, a schedule of the means of access to the site for construction traffic (a Construction Management Plan (CMP)) shall be submitted to, and approved in writing, by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: *Due to the nature of the site and local road network, so as to ensure adequate arrangements are approved which allow heavy vehicles to safely access the site, in the interest of the safe and efficient operation of the highway in accordance with Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition, given the need to ensure safe access to the site and on-site arrangements, prior to construction traffic attending the site.*

The applicant has submitted separate Construction Environmental Management Plan and Construction Management Plans which have each been reviewed by Planning Officers, K.C. Highway, and K.C. Environmental Health. Issues included concerns over the point of access, requiring more details on nearby school opening / closing times, and methods to manage dust amongst others. As a result, each department sought clarification and/or amendments. The documents have gone through several revisions, which has cumulated in revision 4 of each document, which all departments of the Council confirm is acceptable. Officers are therefore now able to recommend that each condition be discharged.

Recommendation: Approve details

Report Dated: 01/06/2022

Proposed Letter Text

Conditions 5 (Construction Environmental Management Plan) and 6 (Construction Management Plan)

You have submitted the following amended documents to discharge conditions 5 and 6:

- Development Hart Street Newsome, Huddersfield: Construction Environmental Management Plan (CEMP) revision 4
- Development Hart Street Newsome, Huddersfield: Construction Management Plan (CMP) revision 4

I can confirm that these documents are acceptable for the purposes of conditions 5 and 6. However, to ensure continued compliance with each condition, the following ongoing requirements must be adhered to throughout the construction process:

Condition 5

The agreed plan shall be adhered to throughout the construction of the development.

Condition 6

Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.