# Planning Consultation Request

## Town and Country Planning Act 1990

## APPLICATION FOR PERMISSION TO DEVELOP LAND

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| **Observations By:** | **KC,<br>Highways Development Management** |

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| **Application No.** | **2022/90602** |
| **Proposed Development:** | **Discharge of conditions 2 (highway retention), 4 (materials), 7 (arboricultural method statement), 8 (temporary drainage), 10 (fish relocation), 11 (cycle parking), 15 (landscape and ecological management) and 17 (floor levels) of previous Reserved Matters approval 2021/91638 pursuant to outline application 2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings** |
| **Location:** | **Land at Hart Street, Newsome, Huddersfield, HD4 6LS** |
| **OS Map Reference** | **SE 414448.7826 414796.8852** |
| **Applicant/Agent:** | **Brewster Bye Architects** |
| **Class:** | **No Required** |

**Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 17-Mar-2022.**

**If you would like to contact the Case Officer: Nick Hirst for any reason then please do so on: Tel. 01484 221000 Ext. 74150.**

**The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below: http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90602 ***

***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

**If I do not receive your response by 17-Mar-2022 then the application may be decided without the benefit of your views.**

**Dated: 24-Feb-2022**

**Mathias Franklin**
**Head of Planning and Development**

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| **Consultation Response from KC,**<br>**Highways Development Management** |
| **2022/90602 Land at Hart Street, Newsome, Huddersfield, HD4 6LS** |
| **Discharge of conditions 2 (highway retention), 4 (materials), 7 (arboricultural method statement), 8 (temporary drainage), 10 (fish relocation), 11 (cycle parking), 15 (landscape and ecological management) and 17 (floor levels) of previous Reserved Matters approval 2021/91638 pursuant to outline application 2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings** |
| **Date Responded: 21-8-2021**<br>**Responding Officer: Mark Berry**<br>**Responding Ref:6-8NW-19** |

This application seeks approval to the discharge of conditions 2 (highway retention), 4 (materials), 7 (arboricultural method statement), 8 (temporary drainage), 10 (fish relocation), 11 (cycle parking), 15 (landscape and ecological management) and 17 (floor levels) of previous Reserved Matters approval 2021/91638 pursuant to outline application 2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings at Land at Hart Street, Newsome, Huddersfield.

2. Prior to development commencing, a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new retaining walls / building retaining walls adjacent to the existing / proposed adoptable highways, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the proposed development and shall thereafter be retained. Reason: To ensure the stability of retaining structures on site, for the safe and efficient operation of the highway and to comply with Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the necessary design has been secured prior to relevant works being undertaken.

The applicants have provided plan numbers
24.21001-ACE-ZZ-ZZ-DR-S-3005-P2-Existing Pond Sections sheet 1 and
24.21001-ACE-ZZ-ZZ-DR-S-3006-P2-Existing Pond Sections sheet 2 and
a covering letter.

Highways Structures have been consulted and their comments are as follows:

Further to the provision of additional sectional details by the developer's consultants, it would appear that they have not been able to establish the condition of the mill pond wall supporting Naomi Road and as such when the water in the mill pond is being drained, they will need to provide additional comments on their sectional details to assure us that the condition of wall will be continually monitored and that should any significant defects be detected which could potentially undermine its stability, they will implement all necessary temporary measures to adequately support the wall pending the successful completion of the infilling works.

Furthermore, the fill material, its placement and compaction will all need to comply with DMRB Specification for Highway Works, which will need to be clearly detailed on the revised sectional drawings prior to further consideration be given to discharge of the relevant condition.

This condition should **not** therefore be discharged