Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 30-Aug-2022
Our Ref: 2022/90602

Dear Sir,

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 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

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

Application Number: 2022/90602

I write with reference to your application to discharge the conditions for the above development as submitted on 18-Feb-2022.

Condition 2 (highway retention)

You have provided the drawing ref: 24.21001-ACE-ZZ-ZZ-DR-S-3006 Rev. P3 pursuant to condition 2.

I can confirm that the submitted details are acceptable for the initial purpose of condition 2. However, be aware that condition 2 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with condition 2:

> *The approved scheme shall be implemented prior to the occupation of the proposed development and shall thereafter be retained.*

Condition 3 (Materials)

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The following materials are proposed:

- Newlay Pitched Calder Buff, laid as per the Bond Patter Plan submitted on 27/05/2022.
- Abbey Art stone, colour M03
- Marley Edgemere, colour Anthracite

I can confirm that the submitted details are acceptable in relation to the initial requirement of condition 3. However, be aware that condition 3 has the following ongoing requirement:

> *The development shall then be constructed in accordance with the approved details.*

Condition 7 (arboricultural method statement)

You have submitted the Arboricultural Method Statement ref: SF3082 and the Tree Protection Plan referenced TPP01 pursuant to condition 7. These details are acceptable for the initial purposes of condition 7, however the following requirement must be adhered to, to ensure continued compliance with condition 7:

> *Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.*

Condition 8 (temporary drainage)

You have submitted the document titled Method Statement for Temporary Surface Water Drainage Provision During Construction pursuant to condition 8. The outlined strategy is acceptable for the initial purpose of condition 8.

Be aware, however, that condition 8 has the following ongoing requirement which must be adhered to:

> *The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.*

Condition 10 (fish relocation)

You have submitted the document titled ‘Method Plan’, by 5 Star Fisheries, to discharge condition 10.

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I can confirm that the proposed methodology is accepted and the initial requirement of condition 10. However, you are reminded that condition 10 has the following ongoing requirement which must be adhered to:

> *Thereafter the development shall be undertaken in full accordance with the approved details prior to drainage / infill of the onsite ponds taking place.*

Condition 11 (cycle parking)

You have submitted the plan ref: 571/07(09)007 rev. A pursuant to condition 11.

The submitted details are not considered acceptable. The proposed arrangement, consisting of a ground anchor, would not provide sufficient security or protection from the elements to achieve the intended purpose of the condition: to make cycling a more attractive method of travel.

For the avoidance of doubt, condition 11 is not hereby discharged.

Condition 15 (landscape and ecological management)

You have submitted the document Ecological Mitigation & Enhancement Plan, Revision E pursuant to condition 15.

I can confirm that the submitted details are acceptable for the purposes of condition 15.

Condition 17 (floor levels)

You have submitted the following documents pursuant to condition 17:

- 571/07(09)009 rev. C
- 24.21001-ACE-00-XX-DR-C-3200 rev. P3
- 24.21001-ACE-00-XX-DR-C-1220 rev. P3

I can confirm that the submitted details are acceptable for the purpose of condition 17. You are, however, reminded that condition 17 has the ongoing requirement that the "*development shall be completed in accordance with the ground and finished floor levels detailed".*

Yours faithfully,

Mathias Franklin
Head of Planning and Development