

Our Ref: 05C100062



8 April 2022

Nick Hirst
Kirklees Council
Planning Services
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

Dear Nick,

Application for the discharge of Conditions 16, 17, 27 and 31 pursuant to planning permission 2021/62/93674/W for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a conservation area) at Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

Avison Young (UK) Limited has been instructed by Galliford Try Building Ltd. to submit the above application for the discharge of Conditions 16, 17, 27 and 31 of planning permission 2021/62/93674/W.

This application is submitted via the planning portal with reference number PP-11168221.

Further information submitted with this application is detailed below.

Condition 16 - Ecological Design Strategy

Prior to above-ground building works commencing, (excluding the demolition of existing structures and temporary car parking provision), an Ecological Design Strategy (EDS) to ensure that a biodiversity net gain is achieved post-development shall be submitted to, and agreed in writing by, the Local Planning Authority. The EDS shall be in accordance with the Biodiversity Metric 3.0 calculations as received on the 16th September 2021 with the planning application and agreed in principle with the Local Planning Authority prior to determination, and shall provide a minimum of a 10% net gain in habitat units post development. The EDS shall include the following.

- *Purpose and conservation objectives for the proposed works;*
- *Review of site potential and constraints;*
- *Detailed design(s) and/or working method(s) to achieve stated objectives;*
- *Extent and location/area of proposed works on appropriate scale maps and plans;*
- *Details on the establishment of wildflower meadows and introduced shrub planting on the site;*

- *Type and source of materials to be used where appropriate, e.g. native species of local provenance;*
- *Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
- *Persons responsible for implementing the works;*
- *Details of initial aftercare and long-term maintenance;*
- *Details for monitoring and (where the results from monitoring show that conservation aims and objectives of the EDS are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain; and*
- *Details for disposal of any wastes arising from works.*

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Please find enclosed the following:

- Ecological Design Strategy - ER-5303-03-A, 07/04/2022

The works identified in the Ecological Design Strategy will be implemented between June 2022 and February 2025, dependent on which elements of the project the specified works relate to.

Condition 17 - Details of external materials (building)

Prior to above-ground building works commencing, (excluding the demolition of existing structures and temporary car parking provision), details of all external materials (facing / roofing / windows / verges etc.), to include details of the method of construction in terms of coursing/bonding pattern, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Please find enclosed the following:

- GHCO-RYD-00-ZZ-SC-A-1916-S2-P02 – Planning Exterior Building Materials Schedule

Condition 27 - Further Noise Assessment Report

Prior to above-ground building works commencing, (excluding the demolition of existing structures and temporary car parking provision), a further noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- *An assessment of all of the noise emissions from the proposed development including (but not limited to) from the use of the sports pitches, car parking and mechanical plant;*
- *Details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises;*
- *A written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation; and*
- *Details of a scheme to minimise noise from the impact of balls against fencing and or enclosures.*

Each phase of the development shall be implemented in accordance with the measures specified in the approved report and those measures shall be thereafter retained.

Please find enclosed the following:

- NE8659-APX-ZZ-ZZ-RP-YA-0002 P08 - Noise Impact Assessment

Condition 31 - Hard and soft landscaping details

Notwithstanding the submitted information, prior to landscaping works commencing, a comprehensive schedule of hard and soft landscaping, with timescales, and a maintenance plan to cover a minimum of five years, shall be submitted to and approved in writing by, the Local Planning Authority. The soft landscaping scheme shall include an assessment of the trees to be removed, mitigatory tree re-planting and layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species. The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species. The hard landscape proposals shall thereafter be retained.

Please find enclosed the following:

- 5379-OOB-XX-XX-RP-L-6100_C02 - External Landscape Management and Maintenance Plan
- NE8659-OOB-ZZ-00-DR-L-0400_C02 - Proposed Planting Plan Overview
- NE8659-OOB-ZZ-00-DR-L-0401_C02 - Proposed Planting Plan Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0402_C02 - Proposed Planting Plan Sheet 2
- NE8659-OOB-ZZ-00-DR-L-0403_C02 - Proposed Planting Plan Sheet 3
- NE8659-OOB-ZZ-00-DR-L-0404_C02 - Proposed Planting Plan Sheet 4
- NE8659-OOB-ZZ-00-DR-L-0501_C03 - Landscape Details Softworks Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0502_C03 - Landscape Details Hardworks Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0503_C03 - Landscape Details Hardworks Sheet 2
- NE8659-OOB-ZZ-00-DR-L-0504_C03 - Landscape Details Hardworks Sheet 3
- NE8659-OOB-ZZ-00-DR-L-0505_C02 - Landscape Details Hardworks Sheet 4
- NE8659-OOB-ZZ-00-DR-L-0506_C03 - Landscape Details Hardworks Sheet 5
- NE8659-OOB-ZZ-00-DR-L-0507_C03 - Landscape Details Hardworks Sheet 6
- NE8659-OOB-ZZ-00-DR-L-0901_C04 - Sprinkler Tank Details Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0902_C04 - Sprinkler Tank Details Sheet 2
- NE8659-OOB-ZZ-00-DR-L-0903_C03 - Sprinkler Tank Details Sheet 3

Please note that the landscaping details show a slightly different size of sprinkler tank than is shown on the approved drawings. If necessary, in addition to this discharge of conditions application, the applicant will submit a non-material amendment to pick up this change. Please can you advise if this is required.

I look forward to receiving confirmation that this application has been validated. Please don't hesitate to contact me should you have any questions or if you would like any additional information.



Yours sincerely

Redacted

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Anne Hargreaves

Director

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For and on behalf of Avison Young (UK) Limited