

JohnP Holmes

From: Sue Brooks
Sent: 25 July 2022 11:43
To: JohnP Holmes
Subject: FW: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ - URGENT

Hi John,

As long as the details in my comments below are confirmed I don't have anything further to add.

7A to D

No external alterations to the building shall be undertaken until details of all external proposed to be used for:

External walls

DOC submission: all new heads and cills to be natural stone.

Response: The stone heads and cills need to match the unpainted stone of the six existing building in terms of stone type, tooling, bedding, colour and projection. All match the surrounding stonework following removal of the render / paintwork. All flush and not strap pointed. This needs to be confirmed.

Roofs

DOC submission: as existing

Response: no comments.

Rainwater goods

DOC submission: as existing

Response: no comments.

Doors and windows

Details to be submitted including colour finish

Kind regards
Sue

Sue Brooks
Senior Conservation Officer
Ext: 74037

From: Helen <Helen@abmdevelopments.co.uk>
Sent: 25 July 2022 10:50
To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>
Cc: Sue Brooks <Sue.Brooks@kirklees.gov.uk>; DCAdmin <DC.Admin@kirklees.gov.uk>
Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ - URGENT

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Morning John/Sue

- Condition 7 – There is nothing else we can do from our side of things – can we contact Sue direct to push this along?
- Condition 10 – Information was sent to Mohammed on Wednesday. Can he confirm that we can undertake these installations so that we can discharge this condition?

Can we assist in the discharge of these conditions as this is now pressing.

I look forward to hearing from you as soon as possible.

Kind regards

Helen Douglas



Tel: 01422 748773/07967 273574
Email: helen@abmdevelopments.co.uk

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From: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Sent: 19 July 2022 15:20

To: Helen <Helen@abmdevelopments.co.uk>

Cc: Sue Brooks <Sue.Brooks@kirklees.gov.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ - URGENT

Dear Helen

I write with regard to the above application.

From my records I can advise as follows:-

Condition 7 – I need the further response of the Conservation Team (copied in for information) to progress that condition to discharge.

Condition 9 – All information required has been received to allow that condition to be progressed

Condition 10 – There is discussions relating to ventilation which need to be resolved.

Condition 11 – Information submitted can allow this condition to be progressed.

Condition 12 – All information required has been received to allow that condition to be progressed

Condition 13 – All information required has been received to allow that condition to be progressed

I have written this one up as far as I am able to, I can proceed to determine the application but it would not see all the conditions being able to be discharged.

Please note that the submission of amended plans and further information does not necessarily mean that any grant of approval will be automatically forthcoming, this email is sent with the intention of being helpful and informative however it cannot be considered binding upon the council in making a decision upon this application.

I trust this updates you regarding this case.

Regards

John Holmes
Deputy Team Leader (West) – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484221000(77616)
Website: www.kirklees.gov.uk
Email: Johnp.holmes@kirklees.gov.uk

From: Helen <Helen@abmdevelopments.co.uk>

Sent: 19 July 2022 11:54

To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Cc: DCAdmin <DC.Admin@kirklees.gov.uk>; Ben Manning <Ben@abmdevelopments.co.uk>; Andy Butterworth <andy@abmdevelopments.co.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ - URGENT

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon John

Original submission to discharge on 26th April.

Would it be possible to receive a written update in relation to the planning conditions for this project as below where we have previously submitted information to discharge. It would be extremely helpful if you could advise which conditions have now been discharged and what you are currently awaiting for discharge of which application. We have not received anything in writing to confirm discharge.

Conditions 1 – 6 – all noted and understood

Condition 7a – external walls to remain, all new heads and cills to be natural stone

Condition 7b – to remain as existing with repairs as required

Condition 7c – to remain as existing, with repairs if required

Condition 7d – doors and windows all to be anthracite

Where there are no comments – are these conditions discharged, as below?

7A to D

No external alterations to the building shall be undertaken until details of all external proposed to be used for:

External walls

DOC submission: all new heads and cills to be natural stone.

Response: The stone heads and cills need to match the unpainted stone of the six existing building in terms of stone type, tooling, bedding, colour and projection. All match the surrounding stonework following removal of the render / paintwork. All flush and not strap pointed. This needs to be confirmed.

Roofs

DOC submission: as existing

Response: no comments.

Rainwater goods

DOC submission: as existing

Response: no comments.

Doors and windows

Details to be submitted including colour finish

Condition 9 – external lighting to be brushed chrome up/down lighters to the front and rear of the property only. There will be no installation of flood light type fittings...

- a) Dusk till dawn lighting units would be used to the rear lights *Correct, as requested by the Police*
- b) What the lights look like. *These will be a standard halogen floodlight – similar in type as per this link*
https://www.screwfix.com/p/lap-weyburn-outdoor-led-floodlight-with-pir-sensor-black-10w-1000lm/433PG?tc=GA2&ds_kid=92700055281954481&ds_rl=1249401&qclid=EAlaIQobChMIwIHM-ufw-AIVmK3tCh08hgc1EAQYAyABEgICDfD_BwE&qclsrc=aw.ds

Condition 10 – As per discussions between Chris Phillips and John Holmes, it has been agreed that the sound insulation performance for the development is to achieve 45dB (as required by Building Control and Ryedale). Please find attached report from Ryedale, detailing the existing noise climate - *ongoing*

Condition 11 – As per point 10, it has been agreed that the sound performance should be a minimum of 45dB. This is to be tested by Ryedale prior to the development being brought into use...*ongoing*

Condition 12 – As per attached plans – this is drawn on the plans

Can you confirm that in relation to bin storage (condition 12 part ii) bin presentation points are intended to be the same as those where the bins are intended to be stored? If not please can you provide details of where the presentation points would be. *The bin 'presentation point' is next to the bin store. There is a small ramp that allows the bin company to get to the bins directly from the store*

Condition 13 – Cycle parking facilities as per attached drawing – this is drawn on the plans –

- a) Materials of construction and colour finish of the materials (currently believe it is to be a wooden structure, would this have a roof?) *The material will be tanalised timber to match the fencing as already agreed*
- b) Height of the cycle store *No more than 1800mm (again to match the fencing)*
- c) Intended security measures to secure the cycle store – I note there is agreement to using measures set out in the leaflets provided by West Yorkshire Police but confirmation of which specific

measures is required. *As per requirements by Y Police. They requested a bolt to the floor, & also coach bolts on the hinges. I can confirm we will construct as per these two requirements*

Condition 14 – The development does not require any groundworks, therefore this condition is not applicable - Please can you confirm agreement to removing reference to condition 14 from the description. *Agreed*

From: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Sent: 07 July 2022 15:35

To: Helen <Helen@abmdevelopments.co.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ

Dear Helen

I write in regard to the above application.

Apologies I intended to include this on my email which I just sent. Can you confirm that in relation to bin storage (condition 12 part ii) bin presentation points are intended to be the same as those where the bins are intended to be stored? If not please can you provide details of where the presentation points would be.

Please note that the submission of amended plans and further information does not necessarily mean that any grant of approval will be automatically forthcoming, this email is sent with the intention of being helpful and informative however it cannot be considered binding upon the council in making a decision upon this application.

Regards

John Holmes
Deputy Team Leader (West) – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484221000(77616)
Website: www.kirklees.gov.uk
Email: Johnp.holmes@kirklees.gov.uk

From: JohnP Holmes

Sent: 07 July 2022 15:32

To: Helen <Helen@abmdevelopments.co.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Dear Helen

Further to the recent emails for this application.

Please can you confirm that in relation to lighting (condition 9):-

- a) Dusk till dawn lighting units would be used to the rear lights
- b) What the lights look like.

Please can you confirm in relation to the cycle store (condition 13):-

- a) Materials of construction and colour finish of the materials (currently believe it is to be a wooden structure, would this have a roof?)
- b) Height of the cycle store

- c) Intended security measures to secure the cycle store – I note there is agreement to using measures set out in the leaflets provided by West Yorkshire Police but confirmation of which specific measures is required.

Please can you confirm if further detail is to be submitted in relation to condition no.10 (as discussed in my email copied below).

Please can you confirm agreement to removing reference to condition 14 from the description.

Please note that the submission of amended plans and further information does not necessarily mean that any grant of approval will be automatically forthcoming, this email is sent with the intention of being helpful and informative however it cannot be considered binding upon the council in making a decision upon this application.

Regards

John Holmes
Deputy Team Leader (West) – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484221000(77616)
Website: www.kirklees.gov.uk
Email: Johnp.holmes@kirklees.gov.uk

From: JohnP Holmes
Sent: 05 July 2022 17:31
To: Helen <Helen@abmdevelopments.co.uk>
Subject: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Dear Helen

I write with regard to the above application, further to my email copied below.

I have further reviewed the submitted noise assessment and response of the Environmental Health Team. The Environmental Health Team state in their response trickle ventilation is not acceptable. This is partially addressed within the report which states that in such an instance a mechanical MVHR System will need to be employed.

Within the response of Environmental Health they state they are in agreement to the approach of a mechanical MVHR System, but that they will need to know what that system is before they can agree to the discharge of the condition. As such this point would need to be addressed before the condition could be discharged.

Please note that the submission of amended plans and further information does not necessarily mean that any grant of approval will be automatically forthcoming, this email is sent with the intention of being helpful and informative however it cannot be considered binding upon the council in making a decision upon this application.

Regards

John Holmes
Deputy Team Leader (West) – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484221000(77616)
Website: www.kirklees.gov.uk

Email: Johnp.holmes@kirklees.gov.uk

From: JohnP Holmes

Sent: 05 July 2022 16:40

To: Helen <Helen@abmdevelopments.co.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Dear Helen

I can confirm I have had chance to review this application.

I will provide my comments as follows:-

Condition 7

I need to hear from the Conservation Team in regard to your 12th May email, I have chased them for their further response.

Condition 9

I need to hear from the West Yorkshire Police Designing Out Crime Officer regarding this one. I will progress upon receipt. It would be beneficial if a specification / example of the lighting could be provided in an email even if its only an example photograph.

Conditions 10, 11, 12 and 13

Nothing further is required and I will progress this condition on the basis of the submitted information.

Condition 14

I am not sure for the reason this condition is included on the application form. This condition is a compliance condition requiring a scheme only in certain circumstances. As no information has been submitted relating to ground investigations I do not see that this condition could be discharged. Is it worth removing this condition from the application? If so please confirm and I will remove this condition from the description.

Please note that the submission of amended plans and further information does not necessarily mean that any grant of approval will be automatically forthcoming, this email is sent with the intention of being helpful and informative however it cannot be considered binding upon the council in making a decision upon this application.

Regards

John Holmes

Deputy Team Leader (West) – Development Management

Planning and Development Service

Growth & Regeneration

PO Box 1720, Huddersfield, HD1 9EL

Tel: 01484221000(77616)

Website: www.kirklees.gov.uk

Email: Johnp.holmes@kirklees.gov.uk

From: Helen <Helen@abmdevelopments.co.uk>

Sent: 05 July 2022 11:48

To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

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Many thanks John

I look forward to hearing from you.

Kind regards

Helen Douglas



Tel: 01422 748773/07967 273574
Email: helen@abmdevelopments.co.uk

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From: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>
Sent: 05 July 2022 11:47
To: Helen <Helen@abmdevelopments.co.uk>
Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Dear Helen Douglas

I write in reply to your email, copied below.

Apologies I was unable to take your call as I was on another phone call. I intend to review this application this week and will provide an update to you.

Regards

John Holmes
Deputy Team Leader (West) – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484221000(77616)
Website: www.kirklees.gov.uk
Email: Johnp.holmes@kirklees.gov.uk

From: Helen <Helen@abmdevelopments.co.uk>

Sent: 05 July 2022 11:39

To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Cc: DCAdmin <DC.Admin@kirklees.gov.uk>; Ben Manning <Ben@abmdevelopments.co.uk>; Andy Butterworth <andy@abmdevelopments.co.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Importance: High

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Good morning John

Further to my email as below do we as yet have an update please. I have tried to call you today but did not receive a response or facility to leave a message.

The conditions were first submitted on 26th April (10 weeks) and as yet we have not received confirmation of discharge of any of the conditions.

As I am sure you can appreciate, this is becoming extremely pressing and we require a response as a matter of urgency.

Kind regards

Helen Douglas



Tel: 01422 748773/07967 273574

Email: helen@abmdevelopments.co.uk

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From: Helen

Sent: 30 June 2022 07:11

To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Cc: dc.admin@kirklees.gov.uk; Ben Manning <Ben@abmdevelopments.co.uk>; Andy Butterworth <andy@abmdevelopments.co.uk>

Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Good morning

Further to our emails as below would it be possible to provide an update in relation to the discharge of the planning conditions at Manchester Road as soon as possible.

We look forward to hearing from you.

Kind regards

Helen Douglas

Tel: 01422 748773/07967 273574
Email: helen@abmdevelopments.co.uk

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From: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>
Sent: 14 June 2022 12:47
To: Helen <Helen@abmdevelopments.co.uk>
Subject: RE: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

Dear Helen

I write in reply to your email.

I can confirm receipt of the further submitted details which will be added to the file. Richard Thornton is on leave until 28th June but will reply after they return from leave.

I will review the application file and provide an update when I am able to.

Please note that the submission of amended plans and further information does not necessarily mean that any grant of approval will be automatically forthcoming, this email is sent with the intention of being helpful and informative however it cannot be considered binding upon the council in making a decision upon this application.

Regards

John Holmes
Deputy Team Leader (West) – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484221000(77616)
Website: www.kirklees.gov.uk

Email: Johnp.holmes@kirklees.gov.uk

From: Helen <Helen@abmdevelopments.co.uk>

Sent: 14 June 2022 11:29

To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>

Cc: DCAdmin <DC.Admin@kirklees.gov.uk>; Ben Manning <Ben@abmdevelopments.co.uk>; Chris Phillips <chris.phillips@cj21properties.co.uk>

Subject: FW: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ -

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Good afternoon John

In response to your email as below and the document from Richard Thornton.

- Details for locking systems as attached.
- External lighting – as per attached plan.
- Cycle storage unit – this is to be of timber construction with 4x4 posts, fencing rails and pailings. Lock to the door to be provided by keycode entry.

Other than Condition 11 which is the noise testing (booked for week commencing 4th July), please can you confirm that you have everything you require to discharge all of the conditions.

We look forward to hearing from you.

Kind regards

Helen Douglas



Tel: 01422 748773/07967 273574

Email: helen@abmdevelopments.co.uk

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From: Thornton, Richard <richard.thornton@westyorkshire.police.uk>
Sent: 10 June 2022 10:46
To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>
Cc: DC.Admin@kirklees.gov.uk; Ben Manning <Ben@abmdevelopments.co.uk>
Subject: 2022-91427 at 1024 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ

Hi John

Please see my attached comments in relation to the Discharge of Conditions for this application. The available information does not supply me with enough detail, therefore I have requested this from the applicants.

I trust that this is in order.

Kind regards

Richard Thornton MSyI

Designing Out Crime Officer

West Yorkshire Police

Kirklees Council Planning and Development Service

PO Box 1720

Huddersfield

HD1 9EL

Tel: 101

Council Offices: 01484 221000

Mobile 07809689519



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