Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Nina Sayers

Andrew Carter,
Spacium
2, Churchill Grove
West Wells Road
Wakefield
WF2 6RG

Kirklees Direct
Tel: 01484 221000
Email: nina.sayers@kirklees.gov.uk

Date: 14-Feb-2023
Our Ref: 2022/91552

Dear Sir/Madam

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge conditions 3 (materials), 5 (Phase I Desk Study Report), 14 (wastes) on previous permission 2021/92271 for erection of 2 semi-detached dwellings
33, Belle Vue Street, Healey, Batley, WF17 8DD
Application Number: 2022/91552

I write with reference to your application to discharge the conditions for the above development as submitted on 06-May-2022.

Condition 3 – Materials

Details of the brand and colour of materials used have been provided. The proposed 'Wienerberger Gainsborough Multi Stock Brick' would be in keeping with the red brick at the adjacent properties 15-21 Belle Vue Street. The proposed 'Marley Modern Roofing Tile Smooth Grey' would be a modern roofing material which would not be in keeping with the tiles on the adjacent properties. However, they would be similar in size, colour and finishing so would be considered acceptable, in this instance. The proposed UPVC windows, would be in keeping with the surrounding properties, so this is considered acceptable in this instance. The proposed UPVC dark grey cladding on the dormer would be in keeping with the roof tiles, in terms of colour and modern materials on the rest of the dwelling.

These details are deemed to be acceptable for the purposes of the condition and therefore condition 3 can be discharged.

Condition 5 - Phase I Desk Study Report

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

The applicant submitted a Phase 1 Geoenvironmental Risk Assessment, dated April 2022 (ref:4202) and a letter titled 'Re: 2022/91552-33 Belle Vue Street, Batley' by Assessment by Michael D Joyce Associates (MDJA) dated 1st November 2022 (ref: ADJ/DJM/11319).

An up to date full and robust risk assessment is required. The Phase 1 Geoenvironmental Risk Assessment, dated April 2022 (ref: 4202) cannot be accepted and therefore condition 5 cannot be discharged. A more detailed risk assessment is necessary.

Condition 14 – Waste

The applicant has submitted a proposed site plan "20-113-09" showing bin storage to the rear of each dwelling which is large enough for 3 x 240lt bins. There is adequate space for the bins to be dragged between the side of the property and the boundary treatment. The drag out distance between the bin storage area and collection point is within the recommended distance. These details are deemed to be acceptable for the purposes of the condition and therefore condition 14 can be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development