

Enquiries to: Nick Hirst

Kirklees Direct
Tel: 01484 414746
Email: nick.hirst@kirklees.gov.uk

Rebecca Bently,
Pegasus Planning Group
4, The Courtyard
Church Street
Lockington
Derby
DE74 2SL

Date: 01-Sep-2022
Our Ref: 2022/91639

Dear Madam,

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

Non material amendment to previous permission 2021/90893 for Variation of Conditions 1, 2 and 4 on previous permission 2020/91807 for Reserved Matters Application pursuant to Phase 2 of Outline Permission 2016/92298 (as amended by NMA 2020/91436) for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (B1(C), B2 and B8) to allow for minor changes to the shape of the building to address the correct positioning of existing overhead power cables.

Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET

Application Number: 2022/91639

Thank you for your application dated 11-May-2022 for a non-material amendment to the above scheme. The amendment(s) sought is:

- Proposed bin store relocated
- Manhole protection as requested by Yorkshire Water. This will be a stone-faced gabion wall to protect the manhole located to the rear of the servicing yard. The current manhole is circa 2000mm above the new slab level.
- Close boarded timber fence/compound added (to hide the M&E equipment). 1.5m in height, close boarded timber fence.
- Substation relocated.

- Electrical vehicle charging points relocated
- Pedestrian access to top car park revised. The change is needed as there are 2 major gas mains that run along the main access road. At current, the proposed layout and levels would conflict with the has main and create a potential hazard.
- Solar panels to be added to roof plan refer to drawing 'p21025_htc_br_rl_dr_a_c107_c1', with 'the roof to the underside of the panel is 30mm and from the bottom of the panel to the top side is a further 32mm'
- Cycle parking numbers & location revised
- Location of proposed sprinkler tank relocated

These are as shown on plan ref. P450 rev. D. The solar panels are shown on plan ref. C107 rev. C1 with confirmation that they would be mounted, as a maximum, with 'the roof to the underside of the panel is 30mm and from the bottom of the panel to the top side is a further 32mm', received via email dated 26.08.2022.

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings.

It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended.

This is of particular importance as condition 6 on 2021/90893 requires the submission of a scheme for 20 Electric Vehicle Charging Point. The current submission shows only 10. For the avoidance of doubt this non-material amendment does not overrule the expectations of condition 6, which remains. Council records indicate that condition 6 remains undischarged at the time of writing, and you are invited to submit a Discharged of Condition application at your soonest convenience.

A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully,

Mathias Franklin
Head of Planning and Development