

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2022/44/91689/E
Site Address:	adj, 107, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN
Description:	Discharge conditions 8 (electric vehicle recharging point), 11 (Remediation Strategy), 13 (sewerage system) on previous permission 2017/91683 for erection of two detached dwellings and demolition of existing buildings
Recommending Officer:	Edward Cheseldine

DECISION – APPROVE DISCHARGE OF CONDITIONS

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 05-Sep-2023

Officer Report

2022/91689 - adj 107 Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN

Proposal Description

The application is seeking permission for the discharge of conditions 8 (electric recharging point), 11 (remediation strategy), 13 (sewerage system) on previous permission 2017/91683 for erection of two detached dwellings and demolition of existing buildings.

Condition 8

8. Prior to occupation of the dwellings, one electric vehicle recharging point per dwelling shall be installed. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

Reason: To promote the use of ultra-low emission forms of transport in the interests of achieving sustainable development and to accord with guidance in the National Planning Policy Framework.

Assessment

The following has been submitted:

- Validation report was submitted, provided by Ashton Bennet, titled Validation Report at Plots 1 & 2 Adj 107 Carr Hill Road, Cumberworth, HD8 8XN Ref: BW 3510, dated May 2023.
- Photographic evidence of the installation of EV charging points on site.
- An information data sheet for a RolecEV Wallpod has been provided.
- The location points of the EV chargers has been provided.

The installation of EV charging points has therefore been evidenced and completed on the site which meets the requirements of achieving sustainable development set out in the National Planning Policy Framework and the Council's adopted target for achieving 'net zero' which has directed Local Plan Policy LP26.

Condition 11

11. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. **Reason:** To ensure that unacceptable risks to human health and the environment have been

appropriately remediated in accordance with Policy G6 of the Kirklees Unitary Development Plan, Policy PLP53 of the Publication Draft Local Plan, and the Chapter 11 of the National Planning Policy Framework.

Assessment

The following has been submitted:

- Validation report was submitted, provided by Ashton Bennet, titled Validation Report at Plots 1 & 2 Adj 107 Carr Hill Road, Cumberworth, HD8 8XN Ref: BW 3510, dated May 2023.
- The Validation Report contained photographic evidence of the installation of remediation measures. Including the installation of a hydrocarbon barrier and the hardstanding concrete plots.

This report was reviewed by KC Environmental Health. The full consultee response can be found online.

KC Environmental Health accept the evidence laid out in the report provided by Ashton Bennet dated May 2023 and recommend that Condition 11 can be discharged.

Condition 13

13. The dwellings hereby approved shall not be occupied until the approved sewerage system 'Vortex 15' (providing sufficient capacity for 14 occupants) has been installed. The sewerage system shall be installed and maintained in accordance with the submitted details. If prior to development commencing, an alternative system is proposed, full details of the system, along with its suitability and use shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Reason: To ensure the provision of an adequate drainage sewage system in the interests of amenity, environmental well-being, and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan and the aims of the National Planning Policy Framework.

Assessment

The following evidence has been submitted:

- Validation report was submitted, provided by Ashton Bennet, titled Validation Report at Plots 1 & 2 Adj 107 Carr Hill Road, Cumberworth, HD8 8XN Ref: BW 3510, dated May 2023.
- The Validation Report contains photographic evidence of plots 1 & 2 being linked to the mains foul sewage therefore the recommended treatment is not necessary.

This report was reviewed by KC Environmental Health. The full consultee response can be found online.

KC Environmental Health accept the evidence laid out in the report provided by Ashton Bennet dated May 2023 and recommend that Condition 11 can be discharged.

Recommendation: Discharge of Conditions Approve

Reported Date: 01 September 2023

Decision Notice Text

Condition 8

The following has been submitted:

- Validation report was submitted, provided by Ashton Bennet, titled Validation Report at Plots 1 & 2 Adj 107 Carr Hill Road, Cumberworth, HD8 8XN Ref: BW 3510, dated May 2023.
- Photographic evidence of the installation of EV charging points on site.
- An information data sheet for a RolecEV Wallpod has been provided.
- The location points of the EV chargers have been provided in the Validation Report.

Offices confirm that this document and supplementary evidence is acceptable for the purposes of Condition 8 which is discharged.

Condition 11

The following has been submitted:

- Validation report was submitted, provided by Ashton Bennet, titled Validation Report at Plots 1 & 2 Adj 107 Carr Hill Road, Cumberworth, HD8 8XN Ref: BW 3510, dated May 2023.
- The Validation Report contained photographic evidence of the installation of remediation measures. Including the installation of a hydrocarbon barrier and the hardstanding concrete plots.

Officers confirm that this document is acceptable for the purposes of Condition 11 which is discharged.

Condition 13

The following evidence has been submitted:

- Validation report was submitted, provided by Ashton Bennet, titled Validation Report at Plots 1 & 2 Adj 107 Carr Hill Road, Cumberworth, HD8 8XN Ref: BW 3510, dated May 2023.
- The Validation Report contains photographic evidence of plots 1 & 2 being linked to the mains foul sewage therefore the recommended treatment is not necessary.

Officers confirm that this document is acceptable for the purposes of Condition 13 which is discharged.