

Our ref: 2018-051

30 June 2022

Kirklees Metropolitan Council
Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

Dear Sir / Madam,

**(2019/92962) FIELD HOUSE, 15 WELLINGTON ROAD, DEWSBURY, WF13 1BQ
DISCHARGE OF PLANNING CONDITIONS**

Further to the receipt of Planning Consent for the proposed works to Field House, 15 Wellington Steet Road, Dewsbury, WF13 1BQ (ref: 2019/92962) on 11 December 2019. Please find attached information in support of discharging Planning Conditions, as scheduled below:

Condition 3

Prior to the commencement of development (including demolition works, but excluding soft strip-out works), a schedule of all windows of the existing building (including details of the type, materials, age and condition of each window), and detailed drawings including plans, elevations and sections of all external windows and doors of the development hereby approved (including details of retention, refurbishment, replacement and any measures related to air quality and noise mitigation) shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full to the satisfaction of the Local Planning Authority prior to the first occupation of the development hereby approved, and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, to maintain the character and appearance of the Dewsbury Town Centre Conservation Area, and to accord with policies LP24 and LP35 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure adequate information regarding existing historic fabric (and works to it) is provided at an appropriate stage of the development process.

- DLA drawing 2018-051 / 0222 (rev F) Proposed Ground Floor Plan
- DLA drawing 2018-051 / 0223 (rev F) Proposed First Floor Plan
- DLA drawing 2018-051 / 0224 (rev F) Proposed Second Floor Plan
- DLA drawing 2018-051 / 0225 (rev F) Proposed Third Floor Plan
- DLA drawing 2018-051 / 0226 (rev E) Proposed Fourth Floor Plan
- DLA drawing 2018-051 / 0242 (rev C) Proposed Elevations
- DLA drawing 2018-051 / 0700 (rev B) Window & External Door Schedule
- NBS Specification L10 Windows / Rooflights / Screens / Louvres
- Woodhall Condition Survey

Considering the generally poor condition of the existing windows, in addition to meet the requirements for acoustic / thermal / airtightness / guarding / safety, it is proposed to replace all windows with new. Reference to be made to the drawings for types and specifications.

Condition 4

Prior to internal works commencing (other than demolition and soft strip-out works), detailed drawings including plans, elevations and sections of the additional storey hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall include detailing of the fourth floor windows. The development shall be implemented in full accordance with the drawings so approved

Reason: In the interests of visual amenity, to maintain the character and appearance of the Dewsbury Town Centre Conservation Area, and to accord with policies LP24 and LP35 of the Kirklees Local Plan.

- DLA drawing 2018-051 / 0226 (rev E) Proposed Fourth Floor Plan
- DLA drawing 2018-051 / 0227 (rev C) Proposed Roof Plan
- DLA drawing 2018-051 / 0231 (rev B) GA Section 1-1
- DLA drawing 2018-051 / 0242 (rev C) Proposed Elevations
- DLA drawing 2018-051 / 0301 (rev -) Detailed Sections 1 & 2
- DLA drawing 2018-051 / 0700 (rev B) Window & External Door Schedule

Condition 5

Prior to internal works commencing (other than demolition and soft strip-out works), details and samples of all external materials to be used (including window materials) shall be submitted to and approved in writing by the Local Planning Authority. No materials other than those approved in accordance with this condition shall be used.

Reason: In the interests of visual amenity, to maintain the character and appearance of the Dewsbury Town Centre Conservation Area, and to accord with policies LP24 and LP35 of the Kirklees Local Plan.

- DLA drawing 2018-051 / 0231 (rev B) GA Section 1-1
- DLA drawing 2018-051 / 0242 (rev C) Proposed Elevations
- DLA drawing 2018-051 / 0301 (rev -) Detailed Sections 1 & 2
- DLA drawing 2018-051 / 0303 (rev A) Design Intent (Residential Entrance)
- DLA drawing 2018-051 / 0304 (rev A) Design Intent (A3 Entrance)
- DLA drawing 2018-051 / 0305 (rev A) Design Intent (Window Surround – Rear)
- DLA drawing 2018-051 / 0700 (rev B) Window & External Door Schedule

Further to the above, we have available for inspection samples / swatches in respect of the proposed external materials, as listed on the elevation drawings. Please contact Matt Lawson at DLA Architecture to arrange inspection, where applicable.

Condition 6

Details of storage and collection of wastes from the residential use hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to internal works commencing (other than demolition and soft strip-out works). The details shall include arrangements for the moving of bins from the approved bin store on collection days. The details so approved shall be implemented prior to first occupation of any part of the residential use hereby approved, and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety, to comply with the Council's sustainability objectives, and to accord with policy LP24 of the Kirklees Local Plan.

- DLA drawing 2018-051 / 0810 Refuse Strategy (Residential)

Condition 7

Details of storage and collection of wastes from the A3 use hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to internal works commencing (other than demolition and soft strip-out works). The details shall include arrangements for the moving of bins from the A3 unit on collection days. The details so approved shall be implemented prior to first occupation of any part of the A3 use hereby approved, and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety, to comply with the Council's sustainability objectives, and to accord with policy LP24 of the Kirklees Local Plan.

- DLA drawing 2018-051 / 0811 (rev -) Refuse Strategy (A3 Unit)

Condition 9

Prior to internal works commencing (other than demolition and soft strip-out works), a method statement for the creation of a swift colony nest site shall be submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) location of proposed nest features shown on appropriate scale maps and plans;*
- a) detailed design(s) and/or make and model of features to be installed;*
- b) means of encouraging colony establishment, including playback of "Swift Calls";*
- c) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;*
- d) persons responsible for implementing the works; and*
- e) initial aftercare and long-term maintenance.*

The works shall be carried out strictly in accordance with the approved details prior to occupation of the development hereby approved, and installed features shall be retained in that manner thereafter.

Reason: to encourage the establishment of a swift nesting colony, to ensure a net biodiversity gain is achieved, and to accord with policy LP30 of the Kirklees Local Plan.

- Brooks Ecological Swift Colony Method Statement

Condition 14

Prior to first occupation of the residential use hereby approved, a ventilation scheme for apartments that would need to keep windows closed to prevent adverse amenity impacts due to noise shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall show how habitable rooms of these apartments shall be provided with sufficient ventilation to help control thermal comfort and avoid overheating during hot weather without the need to open windows. All works forming part of the approved ventilation scheme shall be completed prior to occupation of that apartment and shall be retained thereafter.

Reason: In the interests of amenity, to comply with policies LP24 and LP52 of the Kirklees Local Plan.

- Hoare Lea CIBSE TM59 Assessment
- Hoare Lea Drawings
 - 1441354-HLEA-XX-02-DR-M-100501
 - 1441354-HLEA-XX-ZZ-DR-M-100504
 - 1441354-HLEA-XX-B1-DR-M-100101
 - 1441354-HLEA-XX-GF-DR-M-100102
 - 1441354-HLEA-XX-01-DR-M-100103
 - 1441354-HLEA-XX-02-DR-M-100104
 - 1441354-HLEA-XX-03-DR-M-100105
 - 1441354-HLEA-XX-04-DR-M-100106
 - 1441354-HLEA-XX-RF-DR-M-100107

Condition 15

Prior to internal works commencing (other than demolition and soft strip-out works) a noise assessment report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:-

- a) an assessment of all of the likely noise emissions from the A3 use hereby approved; and*
- b) a written scheme detailing how occupants of the noise-sensitive residential use hereby approved would be protected from noise from the A3 use hereby approved including details of all necessary noise attenuation measures.*

The A3 use hereby approved shall not commence until all works included within the measures specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interests of amenity, to comply with policies LP24 and LP52 of the Kirklees Local Plan.

- Hoare Lea letter dated 28 June 2022

Condition 19

Prior to the commencement of development (including demolition and soft strip-out works), a full Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall determine the impact on the development hereby approved from the poor air quality in the area and shall provide details of the required mitigation measures that will be provided to address any such adverse impact. The approved mitigation measures shall be implemented before any residential use commences and shall be retained thereafter.

Reason: To ensure residents of the development hereby approved are not exposed to poor air quality, and to accord with policy LP51 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure adequate information regarding air quality (and any works required in relation to it) is provided at an appropriate stage of the development process.

- Surface Air Quality Assessment (version 3)

General

- DLA drawing 2018-051 / 0101 (rev A) Site Location Plan

We trust that this provides sufficient information to enable discharge of Planning Conditions, however should you have any queries or require any further information, please don't hesitate to contact us.

Yours faithfully

Matt Lawson BSc (Hons) MCIAT

Associate

For and on behalf of DLA Architecture Limited