



Kirklees Council
Planning and Development Service
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Date: 28-Apr-2023
Our Ref: 2022/92236

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 of conditions 3 (detailed drawings), 4 (additional storey), 5 (materials), 6 (residential waste), 7 (A3 use waste), 9 (swift nesting), 14 (ventilation), 15 (noise assessment) and 19 (air quality) of previous permission 2019/92962 for erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area)

Field House, 15 Wellington Street, Dewsbury, WF13 1BQ

Application Number: 2022/92236

I write with reference to your application to discharge the conditions for the above development as submitted on 01/07/2022.

Conditions 3 (detailed drawings), 4 (additional storey) and 5 (materials) – Assessment of the submitted details is ongoing, and an approval pursuant to conditions 3, 4 and 5 cannot therefore be issued at this stage. A decision in relation to these conditions will follow in due course.

Condition 6 (residential waste) – You have submitted drawing 2018-051 0810 rev B titled "Refuse Strategy (Residential)", and you have confirmed that bins would be wheeled out to the proposed collection points and back again by the building management on the day of collection. These arrangements are considered acceptable, and are hereby approved pursuant to condition 6. Please be reminded, however, that condition 6 further stipulates that the approved details 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.

Condition 7 (A3 use waste) – You have submitted drawing 2018-051 0811 rev A titled “Refuse Strategy (A3 unit)”, and you have confirmed that bins would be wheeled out to the proposed collection points and back again by the tenant of the A3 unit on the day of collection. These arrangements are considered acceptable, and are hereby approved pursuant to condition 7. Please be reminded, however, that condition 7 further stipulates that the approved details shall be implemented prior to first occupation of any part of the A3use hereby approved, and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Condition 9 (swift nesting) – You have submitted a Swift Colony Method Statement (Brooks Ecological, ER-5709-01, 02/09/2021). The information contained therein is considered acceptable for the purpose of condition 9, and is hereby approved. Please be reminded, however, that condition 9 further stipulates that the approved works shall be carried out prior to occupation of the development hereby approved, and that the installed features shall be retained in that manner thereafter.

Condition 14 (ventilation) – You have submitted a Sustainability CIBSE TM59 Assessment (Hoare Lee, rev 00, 10/09/2021) pursuant to condition 14, as well as the following drawings:

- 1441354-HLEA-XX-02-DR-M-100501 S3 rev P01
- 1441354-HLEA-XX-ZZ-DR-M-100504 S3 rev P01
- 1441354-HLEA-XX-B1-DR-M-100101 S3 rev P01
- 1441354-HLEA-XX-GF-DR-M-100102 S3 rev P01
- 1441354-HLEA-XX-01-DR-M-100103 S3 rev P01
- 1441354-HLEA-XX-02-DR-M-100104 S3 rev P01
- 1441354-HLEA-XX-03-DR-M-100105 S3 rev P01
- 1441354-HLEA-XX-03-DR-M-100106 S3 rev P01
- 1441354-HLEA-XX-RF-DR-M-100107 S3 rev P01

The information provided in the above-listed document and drawings is considered acceptable for the purpose of condition 14, on the proviso that ventilation measures would be provided for all apartments. Please also be reminded that condition 14 further stipulates that all works forming part of the approved ventilation scheme shall be completed prior to occupation of that apartment and shall be retained thereafter.

Condition 15 (noise assessment) – You have submitted a letter dated 28/06/2022 (Luis Ruivo, Principal Acoustics Engineer, Hoare Lee) pursuant to condition 15, and later submitted an email on 03/11/2022, requesting advice on what would need to be submitted in order to satisfy the requirements of condition 15. Consideration of this matter is ongoing, and an approval pursuant to condition 15 cannot therefore be issued at this stage. A decision in relation to this condition will follow in due course.

Condition 19 (air quality) – You have submitted a document titled “Air Quality Assessment to Discharge Planning Condition 19 of Application 2019/92962” (Surface, Version 3, April 2020) pursuant to condition 19. Information set out within that document is considered acceptable for the purpose of condition 19, and is hereby approved on the proviso that the recommended mitigation measures as outlined on page 19 (sections 5.3.3.1 (construction dust) and 5.3.3.2 (boiler specifications)) of the submitted assessment shall be implemented. Please also be reminded that condition 19 further stipulates that the approved mitigation measures shall be implemented before any residential use commences and shall be retained thereafter.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development