

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:	2022/44/93001/W
Site Address:	Upper Hagg Farm, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 6NJ
Description:	Discharge of Conditions 8 (materials), 9 (FFL's of agricultural building), 11 (passing place), 12 (bin store), 13 (surface improvements), 14 (phase 1), 15 (phase 2), 16 (phase 3), 19 (charging points) & 20 (boundary details) on previous permission 2021/93766 for demolition of existing buildings, removal of slurry pit, erection of agricultural building, partial demolition and alterations to existing buildings to form 3 dwellings, amendments to the existing access track, parking, landscaping and boundary treatments
Recommending Officer:	John Holmes

DECISION – Partial Approve of Conditions applied for

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

Teresa Harlow

AUTHORISED OFFICER

Date: 01-Feb-2023

DISCHARGE OF CONDITIONS

The merits of the application have previously been assessed under reference 2021/93766 and permission granted for the demolition of existing buildings, removal of slurry pit, erection of agricultural building, partial demolition and alterations to existing buildings to form 3 dwellings, amendments to the existing access track, parking, landscaping and boundary treatments.

The applicant is now seeking to discharge Conditions 8 (materials), 9 (FFL's of agricultural building), 11 (passing place), 12 (bin store), 13 (surface improvements), 14 (phase 1), 15 (phase 2), 16 (remediation), 19 (charging points) & 20 (boundary details).

ASSESSMENT

Condition 8 (materials)

This condition states the following: -

8. Prior to the commencement of the development of the agricultural building above slab level & external works to the buildings for conversion to dwellings, details of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed using the approved materials prior to the development being brought into use. The materials shall be thereafter retained.

Reason: In the interests of visual amenity and to safeguard the special character of the Green Belt, and to accord with Policies LP24, LP54, LP57 and LP60 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Principle 17 of the Council's adopted Housebuilders Design Guide SPD, and Government guidance contained within Chapters 12 and 13 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Email dated 19th December 2022
- Photographs received 19th December 2022

Within this letter it is set out that the materials would be Concrete block to be used up to 2m above floor slab level, Ventair Green PVC coated box profile sheets above concrete tiles and up to eaves levels on South West elevations and the other 2 sides to be clad in Yorkshire Timber boarding for the agricultural building.

The details provided in relation to the Agricultural building are considered to be acceptable and would consist of those which would typically be expected to be seen for such a building in an Agricultural setting.

Materials to be used as part of the works to the buildings to be converted are detailed as tumbled and dyed stone and weathered stone slate. In relation to these materials it is considered the submitted detail (photographs within email dated 19th December 2022) and confirmation the stone is from PG Stone Sales, 65 Britannia Rd, Milnsbridge, Huddersfield HD3 4QG (email of 19th December) along with confirmation within the email that the slate is Traditional Stone (details available here <https://www.tradstone.co.uk/roofing/new-roofing/weathered-sandstone/>) it is considered that the proposal is acceptable with regard to the requirements of this condition.

The materials are considered to appropriately harmonise with the buildings / surrounding locality and are considered to be acceptable in this regard and meet the requirements of Policies LP24, LP54, LP57 and LP60 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Principle 17 of the Council's adopted Housebuilders Design Guide SPD, and Government guidance contained within Chapters 12 and 13 of the National Planning Policy Framework.

It is therefore recommended this condition be discharged.

Condition 9 (Finished Floor Levels of the Agricultural Building)

This condition states the following: -

9. The construction of the agricultural building hereby approved shall not commence until a scheme detailing the finished slab and floor levels of the building hereby approved together with corresponding existing and finished ground levels related to Ordnance Datum or an identifiable temporary datum has been submitted to and approved in writing by the Local Planning Authority. The construction of the building shall thereafter be carried out in accordance with the details so approved before the building is first occupied and be retained thereafter.

Reason: In the interests of visual amenity and to safeguard the special character of the Green Belt, and to accord with Policies LP24 and LP54 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies contained within Chapters 12 and 13 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Survey drawing (dated March 2021)
- Site Layout Plan (drawing 22107-0103-P02)

The submitted details set out that the finished floor levels of the Agricultural building would be 168.60 AOD (above Ordnance datum). Records held by the Council indicate the land adjacent is 170AOD. As such it is considered that

the slab level and finished floor level of the Agricultural Building would be acceptable. The visual impact of the proposal in this regard is not considered to be significant and as such it is considered the scheme would be in accordance with Policies LP24 and LP54 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies contained within Chapters 12 and 13 of the National Planning Policy Framework.

It is recommended this condition is discharged.

Condition 11 (passing place)

This condition states the following: -

11. Notwithstanding the details shown on plan, no development shall take place until a scheme detailing vehicle passing places on the access road between the junction with Upper Hagg Road and the development site have been submitted to and approved in writing by the Local Planning Authority. The details shall include full sections, construction specifications, drainage works, surface finishes, and all associated highway works. The scheme so approved shall be implemented before the development is first brought into use and thereafter retained as such for the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of the Council's adopted Housebuilders Design Guide, Policy 11 of the Holme Valley Neighbourhood Development Plan, the Council's adopted Highways Design Guide and Government guidance contained within Chapter 9 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)
- Passing Place Plan (drawing 22107 - 0104 - P02)

The submitted details show the location of the passing place and how it would be provided, through the removal of the existing wall and infilling of part of the land slope to enable a level passing place to be provided. An existing and proposed section is provided as part of the submitted scheme and details of the surfacing are also provided (40-100mm depth of self binding gravel above 300mm type 1 consolidated base material). Edging material is set out as as

being a concrete edging material at the same height as the proposed gravel, and concreted into place.

In regard to this condition and the submitted detail the Council's Highways Officer has been consulted, stating that they consider the details provided to be acceptable.

It is considered that the proposed passing place is in a logical location and would provide the necessary improvement required by this condition, the materials of construction being permeable are considered to be suitable in relation to surface water drainage. The submitted scheme is therefore considered to satisfy the requirements of this condition and meet the requirements of Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of the Council's adopted Housebuilders Design Guide, Policy 11 of the Holme Valley Neighbourhood Development Plan, the Council's adopted Highways Design Guide and Government guidance contained within Chapter 9 of the National Planning Policy Framework.

Condition 12 (bin store)

This condition states the following: -

12. Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing (i) the location, design and materials of all bin storage areas/enclosures and recycling storage areas for the residential and agricultural aspects of the scheme and (ii) bin presentations points for collection of wastes, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works required have been completed/provided, which shall thereafter be retained, unless a subsequent variation to the scheme is approved in writing by the Local Planning Authority.

Reason: To ensure adequate waste storage facilities are provided in the interests of visual and residential amenity and highway safety to accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan, Kirklees Waste Management Design Guide for New Developments and policies contained within chapters 12 and 15 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)

The submitted details shows that bin stores are to be timber construction and are detailed to be sited to the rear of the Agricultural Building (with the collection point adjacent to the turning area to the front of the Agricultural Building). The storage points for the dwellings would be to the rear courtyard

to serve plots 1 and 2 and to the north east of plot 3 within the curtilage of that plot. The collection point for plots 1 – 3 is to the north east of plot no.3.

In regard to this condition and the submitted detail the Council's Highways Officer has been consulted, stating that as details of storage facilities and the proposed placement of bins on collection days have been satisfactorily supplied they consider that this condition can be discharged.

It is considered that the proposal would have an acceptable impact in this regard and the proposed bin storage facilities are located in suitable locations across the site and of an acceptable design and material of construction.

It is considered there would not be a significant impact in relation to Agricultural waste storage and plots 1 – 3 given the storage location and collection point. As such it is considered the scheme submitted for this condition is acceptable in terms of visual and residential amenity and highway safety and adequate waste storage facilities are demonstrated which accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan, Kirklees Waste Management Design Guide for New Developments and policies contained within chapters 12 and 15 of the National Planning Policy Framework.

Condition 13 (surface improvements)

This condition states the following: -

13. A scheme of remedial works to improve the condition of the surfacing of the access road from the development site to Upper Hagg Road shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme so approved shall be implemented before the development is brought into use.

Reason: So as to ensure that the access to the development site is improved to an acceptable standard in the interests of highway safety to accord with Policy LP21 of the Kirklees Local Plan, Principles 12 and 19 of the Councils adopted Housebuilders Design Guide, Policy 11 of the Holme Valley Neighbourhood Development Plan, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)
- Passing Place Plan (drawing 22107 - 0104 - P02)

The Highways Team confirm that the proposed construction details for the resurfacing of the access are considered acceptable. They recommend the remedial work be inspected by a council officer once it is completed to fully discharge the condition.

The submitted scheme details that the scheme shall be provided and then implemented, there is not a mechanism to include an inspection process as part of the scheme. It was not considered necessary at the time of determination for such a process to be required and as such it is considered it would be unreasonable of the LPA to insist upon the inspection of the access to form part of the submitted scheme.

Surfacing to be provided would be 40-100mm depth of self binding gravel above 300mm type 1 consolidated base material. Edging material is set out as being a concrete edging material at the same height as the proposed gravel, and concreted into place.

The extent of the surfacing be indicated upon drawing 104revP02 which sets out that the surfacing is for the full extent of the private access.

Given the response of the Highways Team and the submitted detail it is considered that the submitted scheme adequately addresses this condition and the scheme ensures highway safety would not be detrimentally impacted upon and that the development would accord with Policy LP21 of the Kirklees Local Plan, Principles 12 and 19 of the Councils adopted Housebuilders Design Guide, Policy 11 of the Holme Valley Neighbourhood Development Plan, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework.

Conditions 14 (phase 1), 15 (phase 2), 16 (remediation)

These conditions state the following: -

14. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

15. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition no.14, groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

16. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition no.15 further Groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Document titled 'Remediation Strategy' (ref: 001)
- Document titled 'Remediation Strategy' (ref: 002)
- Document titled 'Phase II Interpretive Report' (ref: 001)
- Document titled 'Phase II Interpretive Report' (ref: 002)
- Certificate of Analysis (dated 12th August 2022)
- Trial Pit Log
- Phase I Environmental Desk Study (ref: C2730/22/E/4174)
- Windowless Sample Bore Hole Log
- Email dated 5th December 2022

Condition 14

To discharge Condition 14, a Phase 1 Environmental Desk Study by Rogers Geotechnical Services Ltd, dated June 2022 (ref: C2730/22/E/4174) has been submitted

The report describes the current site condition as 'brownfield land' sited with a farmyard used for cattle and stone bars and a steel portal frame existing. During the walkover visible evidence of contamination/contaminative sources included but are not limited to, a slurry pit in the central eastern area of the site.

An appraisal of historical maps is provided in the report and show that buildings have been located on site since c.1854. The surrounding land has been predominantly agricultural with residential buildings been developed between 20m and 250m Northwest of the site.

The report also identifies that there is an Unspecified/Old Quarry (1904 - 1918) 182m South East. However, it is added that that the risk is 'considered negligible due to age of quarry workings and potential infill. In addition, the quarry is recorded as a similar elevation to site but is present on the other side of a valley. As such, any laterally migrating ground gasses would likely vent to surface in the valley side, prior to reaching the site.

In Table 7, several potentially contaminative sources are identified and in Table 8 several potential pollutant linkages are presented and assigned a 'moderate' to 'low' risk. These include risks from direct contact with contaminated soils, migration of mine gas via permeable strata and the inhalation of dust/vapours. From this, the report concludes that a 'further testing required to reach a firm conclusion

The Environmental Health Team confirm that they agree and accept the Phase 1 Environmental Desk Study by Rogers Geotechnical Services Ltd, dated June 2022 (ref: C2730/22/E/4174) and therefore recommend that Condition 14 is discharged.

Taking account of the response of the Environmental Health Team and detail submitted it is considered condition 14 is satisfied and a suitable assessment of land quality has been undertaken to satisfy the requirements of this condition, in accordance with policy LP53 and policies within Chapter 15 of the NPPF. This condition is recommended to be discharged.

Conditions 15 & 16

Within their response of 4th October 2022 the Environmental Health Team set out a number of criteria within their response which need satisfying (parts a – e of their response) in relation to condition no.15 and that once addressed only then could the remediation scheme (condition no.16) be considered.

Following on from that response further information has twice been submitted and twice considered to not fully address the issues raised in the initially 4th October response. Within their second response of 28th November 22 the Environmental Health Team advise that they consider a number of criteria (parts a – e of their response) to still need to be addressed. The 28th November response concludes with respect to condition no.16 that only when condition 15 matters are addressed could the remediation scheme (condition no.16) be considered.

Further information was again submitted, and the Environmental Health Team considered this and again responded, on 24th January 2023. Within this response they confirm that the applicant has recommended ground gas protection at the site, but it remains the case that the information provided to date does not provide us with the necessary confidence in the ground gas and VOC data set. This is an outstanding issue which has not been subsequently resolved to allow the Environmental Health Team to recommend condition no.15 is discharged.

The same conclusion is again drawn in respect to condition no.16, that only when condition 15 matters are fully resolved can remediation be considered.

The applicant's agent has confirmed they intend to progress matters relating to conditions 15 and 16 but that they are agreeable to a split decision with respect to this application whereby the conditions which can be discharged

are confirmed as such, and that those which cannot be (conditions 15 and 16) are confirmed as remaining in force and not discharged.

Taking account of the submitted detail and response of the Environmental Health Team, it is recommended that a split decision is issued and conditions 15 and 16 are not discharged.

Condition 19 (charging points)

This condition states the following: -

19. The development shall not be brought into use until a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. The development shall not be brought into use until the charging points have been installed and are operational. The charging points shall be retained thereafter.

Reason: In the interests of air quality to accord with Policies LP24 and LP51 of the Kirklees Local Plan, Policy 12 of the Holme Valley Neighbourhood Development Plan and Government Guidance contained within Chapter 14 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)

The letter titled, 'Discharge of Planning Conditions for 2021/93766 - Upper Hagg Farm, Thongsbridge,' by Heneghan Architecture dated 23rd August 2022 (ref: 22107) confirms that the proposed electric vehicle charging points would meet the minimum technical specification required by the condition. The Environmental Health Team recommended that the condition remain in place until the specific number of charging points be confirmed.

In response to the detail submitted in this letter the Environmental Health Team stated the following in their 4th October 2022 response: -

'The letter titled, 'Discharge of Planning Conditions for 2021/93766 - Upper Hagg Farm, Thongsbridge,' by Heneghan Architecture dated 23rd August 2022 (ref: 22107) confirms that the proposed electric vehicle charging points would meet the minimum technical specification required by the condition. However, the applicant needs to confirm the

number of electric vehicle charging points to be installed. Therefore, we recommend Condition 19 remain until further notice.'

As a result of the initial response of the Environmental Health Team, the site layout plan has been updated to indicate two electric vehicle charging points to the end space of the 5.no parking spaces adjacent to plots 2/3. The charging points are in a central location of easy access to occupiers of the dwellings.

In response to the amended detail, the Environmental Health Team have stated the information submitted confirms that the proposed electric vehicle charging points would meet the minimum technical specification required by the condition. The go on to advise the condition could not be discharged until confirmation of the location of the EV charging points is provided. This has subsequently been confirmed and is considered to be acceptable in terms of amount and location.

It is therefore considered that the detail submitted for this condition is acceptable and recommended this condition is discharged.

Condition 20 (boundary details)

This condition states the following: -

20. Notwithstanding the details shown on the approved plans, the development shall not be brought into use until a scheme detailing the boundary treatment of the site, including siting, height and materials, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the boundary treatment has been completed in accordance with the approved details. The scheme shall thereafter be retained. **Reason:** In the interests of residential amenity of neighbouring occupiers, visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 5 and 6 of the Council's adopted Housebuilders Design Guide SPD and Government guidance contained within Chapter 12 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)
- Boundary Elevation Plans (drawing 22107-0105-P01)

The submitted plans detail the location of the boundary treatments, and that there would be two treatments specifically. Either a 1.2m high post and rail fence or a 0.9m high stone wall.

The proposed boundary treatments are considered to have an acceptable visual impact and, whilst they do not provide significant screening, the layout of the site is such that the impact of these boundary treatments in terms of the

amenity of neighbouring / future occupiers is considered to be acceptable in this case.

It is therefore concluded that the scheme submitted for condition 20 is acceptable, in accordance with policy LP24 of the Kirklees Local Plan, Principles 5 and 6 of the Council's adopted Housebuilders Design Guide SPD and Government guidance contained within Chapter 12 of the National Planning Policy Framework.

DECISION LETTER TEXT

Condition 8 (materials)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Email dated 19th December 2022
- Photographs received 19th December 2022

The submitted details are considered to demonstrate that materials which have an acceptable appearance which harmonises with the existing buildings and wider locality. The submitted details are therefore considered to satisfy the requirement of this condition. There is an ongoing requirement of this condition that the development be completed using the approved materials prior to the development being brought into use and that the materials be thereafter retained.

Condition 9 (Finished Floor Levels of the Agricultural Building)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Survey drawing (dated March 2021)
- Site Layout Plan (drawing 22107-0103-P02)

The details submitted for this condition are considered to be acceptable, it is a requirement of this condition that the construction of the building shall be carried out in accordance with the details so approved before the building is first occupied and retained thereafter.

Condition 11 (passing place)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)
- Passing Place Plan (drawing 22107 - 0104 - P02)

The details submitted for this condition are considered to be acceptable, it is a requirement of this condition that the scheme be completed before the development is brought into use and retained thereafter.

Condition 12 (bin store)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)

The details submitted for this condition are considered to be acceptable, it is a requirement of this condition that the scheme be completed before the development is brought into use and retained thereafter.

Condition 13 (surface improvements)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)
- Passing Place Plan (drawing 22107 - 0104 - P02)

Surfacing to be provided would be 40-100mm depth of self binding gravel above 300mm type 1 consolidated base material. Edging material is set out as being a concrete edging material at the same height as the proposed gravel and concreted into place. The extent of the surfacing be indicated upon drawing 104revP02 which sets out that the surfacing is for the full extent of the private access. It is considered that the submitted scheme adequately addresses this condition and the scheme ensures highway safety would not be detrimentally impacted upon. There is a requirement the works consisting of the submitted scheme are undertaken prior to the development being brought into use.

Condition 14 (phase 1)

You have submitted the following: -

- Phase I Environmental Desk Study (ref: C2730/22/E/4174)

The details submitted for this condition are considered to be acceptable and this condition is discharged on the basis of the submitted detail.

Conditions 15 (phase 2) & 16 (remediation)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Document titled 'Remediation Strategy' (ref: 001)
- Document titled 'Remediation Strategy' (ref: 002)

- Document titled 'Phase II Interpretive Report' (ref: 001)
- Document titled 'Phase II Interpretive Report' (ref: 002)
- Certificate of Analysis (dated 12th August 2022)
- Trial Pit Log
- Phase I Environmental Desk Study (ref: C2730/22/E/4174)
- Windowless Sample Bore Hole Log

The information submitted does not satisfy the requirements of conditions 15 and 16 and these conditions are not discharged.

Although you have recommended ground gas protection at the site, it remains the case that the information provided to date does not provide us with the necessary confidence in the ground gas and VOC data set. This is an outstanding issue which has yet to be resolved in respect of condition 15 and, therefore, condition 16 cannot be discharged either.

Condition 19 (charging points)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)

The details submitted for this condition are considered to be acceptable, it is a requirement of this condition that the scheme be completed before the development is brought into use and retained thereafter.

Condition 20 (boundary details)

You have submitted the following: -

- Letter dated 23rd August 2022 (ref: 22107)
- Site Layout Plan (drawing 22107-0103-P02)
- Boundary Elevation Plans (drawing 22107-0105-P01)

The details submitted for this condition are considered to be acceptable, it is a requirement of this condition that the scheme be completed before the development is brought into use and retained thereafter.

