



Kirklees Council
Planning and Development Service
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Date: 23-Aug-2023
Our Ref: 2022/93398

Dear Sir

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 3, 4, 6, 7, 9, 10, 13 on previous permission 2021/93165 for
demolition of existing garage and erection of dwelling
Elmleigh Farm Cottage, 24 Stringer House Lane, Emley Moor, Huddersfield, HD8
9SU
Application Number: 2022/93398**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Oct-2022.

Condition 3 (materials) –

The following has been submitted:

- Application Form
- Email containing details of Delp Walling Stone and 13/3 profiled corrugated PVC (plastisol) coated steel cladding

It is considered that the materials would be appropriate given the context of the surrounding area and, subject to the development being completed using the approved materials, are acceptable for the purpose of discharging condition 3.

Condition 4 (boundary treatment) –

The following has been submitted:

- Drawing reference (800)01 A

The boundary treatment would retain the existing stone wall and timber fence on site; as there are no alterations, the details are considered acceptable and should be maintained for the lifetime of the development.

Condition 6 (electric vehicle charging point) –

The following has been submitted:

- plan reference (800)01 Rev A showing the location of the proposed electric vehicle charging point (EVCP). A technical data sheet for a Rolec Wallpod Homestart EV Socket has also been submitted.

In line with the comments received from KC Environmental Health, the submitted details are acceptable. However, to fully satisfy the requirements of the condition, the dwelling and parking spaces shall not be brought into use until the charging points are installed and made operational. The charging points shall be thereafter retained.

Condition 7 (waste storage and collection) –

The following has been submitted:

- plan reference (800)01 A.

The submitted information is considered to be acceptable. Provided that the agreed storage and collection points shown on the above drawing are provided before the dwelling is first occupied and thereafter retained, condition 7 is satisfied.

Conditions 9 (intrusive site investigations) –

The following has been submitted:

- a Geotechnical Report reference J3501/16/E – Rev 2 dated 27th November 2019.

In line with the comments received by The Coal Authority, the submitted information is accepted and the Coal Authority consider that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated. Condition 9 can therefore be discharged.

Condition 10 (site stability) –

The following has been submitted:

- a Geotechnical Report reference J3501/16/E – Rev 2 dated 27th November 2019.

The Coal Authority confirms that no further information is required to support condition 10 and therefore, the information provided is considered acceptable.

Condition 13 (drainage) –

The following has been submitted:

- plan reference (800)01 Rev A
- A technical data sheet for a Klargester Bio Disk package treatment plant.

The submitted information is considered acceptable for the purposes of the condition. The condition requires that the dwelling is not occupied until the approved drainage scheme has been provided on the site to serve the development. The development shall be thereafter retained in accordance with the approved details. The applicant is advised that the package treatment plan and soakaways will be subject to further consideration under a building regulations application.

Yours faithfully

Mathias Franklin
Head of Planning and Development