

**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:	2022/44/93679/E
Site Address:	Field House, 15 Wellington Street, Dewsbury, WF13 1BQ
Description:	Discharge of condition 10 (Construction Management Plan) 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)
Recommending Officer:	Liz Chippendale

DECISION – Discharge of Condition – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 11-Jan-2024

This application relates to planning permission 2019/92962 for the 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 Conservation Area).

The application seeks to discharge the following condition:

10. Prior to the commencement of development (including demolition and soft strip-out works), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include a timetable of all works, details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, pre-development road condition surveys, wheel washing facilities within the site, lighting during construction works, hours of working, details of dust, and noise and vibration suppression measures. The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development.

Reason: *In the interests of amenity and highway safety, and to accord with policies LP21 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure appropriate measures to protect amenity and maintain highways safety are agreed at an appropriate stage of the development process.*

Assessment

The following details have been submitted:

- Construction Phase Plan (Rev 2) by YMG
- Traffic Management plan by YMG
- Fire and Emergency Plan by YMG
- Project Plan
- Key Contacts For: Residential Conversion at Field House,15 Wellington Road, Dewsbury by YMG construction.

The submitted details have been reviewed by both KC Environmental Health and KC Highways Development Management officers.

The submitted details are considered to be acceptable. The applicants have confirmed that pre-development road condition surveys will be provided prior to commencement of the works (it is recommended that the current application be kept alive to allow for this). The logistics plan attached to the

Construction Management Plan shows the footway provisions around the works.

The details within the submitted Construction Management Plan are considered to be acceptable.

Condition 10 will be fully discharged upon:

- The submission and approval of pre-development road condition surveys;
- The carrying out of the development strictly in accordance with the construction management details hereby approved;
- Upon completion of the development, the submission and approval of post-development road condition surveys and a schedule of remedial works; and
- The carrying out of the approved remedial works following the completion of all construction works related to the development.

Decision notice text

Condition 10 (Construction Management Plan)

The following details have been submitted:

- Construction Phase Plan (Rev 2) by YMG
- Traffic Management plan by YMG
- Fire and Emergency Plan by YMG
- Project Plan
- Key Contacts For: Residential Conversion at Field House,15 Wellington Road, Dewsbury by YMG construction.

Details set out in the above-listed documents are considered acceptable for the purpose of condition 10, and are hereby approved. Please note, however, that full discharge of condition 10 is dependent upon:

- The submission and approval of pre-development road condition surveys (these may be submitted under this current Discharge of Conditions application ref: 2022/93679, if submitted within three weeks of the date of this decision, after which time a new Discharge of Conditions application would need to be submitted);
- The carrying out of the development strictly in accordance with the construction management details hereby approved;
- Upon completion of the development, the submission and approval of post-development road condition surveys and a schedule of remedial works (for the avoidance of doubt, a further Discharge of Conditions application would need to be submitted to enable the approval of this post-development information); and

- The carrying out of the approved remedial works following the completion of all construction works related to the development.

Date: 11/01/2024