

**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: 21-Mar-2024

Officer Report

This application relates to condition 10 of 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.

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.

An approval pursuant to condition 10 was previously issued under this application on 11/01/2024. However, that partial discharge was issued on the basis that the road condition survey would be submitted within three weeks of the decision date and approved. The pre-development road condition survey was submitted within the three weeks as advised.

This report therefore deals with the pre-development road condition survey only as required within condition 10 and not previously formally discharged.

Assessment

The following details have been submitted:

- Pre-development road condition survey by David Hough, Chartered Building Surveyor
- Pre-development road condition surveys – Additional photographs by David Hough, Chartered Building Surveyor

The submitted details have been reviewed by KC Highways Development Management officers.

The submitted details are considered to be acceptable.

Condition 10 will be fully discharged upon:

- The carrying out of the development strictly in accordance with the construction management details previously 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:

- Pre-development road condition survey by David Hough, Chartered Building Surveyor
- Pre-development road condition surveys – Additional photographs by David Hough, Chartered Building Surveyor

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 carrying out of the development strictly in accordance with the construction management details previously approved (see the council's decision letter of 11/01/2024);
- 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: 21/03/2024