

Development Management
Kirklees Council
PO Box B93, Civic Centre 3
Huddersfield, HD1 2JR

27th January 2023

Dear Sir or Madam,

**LAND AT WHITECHAPEL ROAD, CLECKHEATON – ERECTION OF 122 DWELLINGS,
LANDSCAPING AND ASSOCIATED INFRASTRUCTURE**

We write on behalf of Barratt Homes to submit a planning application for the approval of details reserved by condition in relation to the proposed development at the above site in association with the approved planning application Ref. 2019/62/93658/E.

The conditions which this application seek to discharge are Conditions 19, 26, 28, 29, 35, & 37;

Included with this submission is an updated version of the Conditions Discharge Matrix which identifies what information is being submitted to discharge the relevant conditions as part of each of the above applications. The schedule will act as a 'live' document which can be updated as each application progresses. It includes reference to already validated applications relating to this site. For clarity, this application is referred to as **Application K** in the enclosed Matrix.

The application has been submitted via the planning portal website (Ref. PP-11884548) and we can confirm that we are submitting the following documentation alongside the completed application form, site location plan, and updated Conditions Discharge Matrix: -

Condition 19 – Ventilation Scheme

- Ventilation Scheme Report prepared by Peninsular - Ref P003/01A dated Jan 23
- Noise Assessment & Overheating Summary prepared by SLR - Ref. 405.03969
- CAS 15045 - Denby & Woodcote - MVHR Pressure Calculations
- MVHR Ventilation Specification Plans: -
 - CAS 15045_01 Rev B - B16_WOODCOTE - (BWO0_00CE) - (MVHR Overheating)
 - CAS 15045_02 Rev B - B16_WOODCOTE - (BWO0_00CI) - (MVHR Overheating)
 - CAS 15045_07 Rev C - B16_DENBY - (BDBY_00HD) - (MVHR Overheating)

The report outlines the proposed ventilation scheme following extensive overheating modelling of the dwellings located within proximity of the M62, as indicated in the approved SLR Overheating Analysis report. facing the motor way and as highlighted in the original SLR report. (Peninsular are taking off the draft shown on this this report so this will be coming over later today) . Also attached is the proposed MVHR specification for those plots which are identified as requiring MVHR ventilation. The pressure calculations for MVHR specification is also provided.

Condition 26 - Travel Plan

- Full Travel Plan prepared by TPS – Ref. P105120

Conditions 28 & 29

- Updated Technical Works Drawing – Ref. H8040-TL-01 – Rev. E

We can confirm that there will be no instances where temporary arrangement for waste collection and/or storage will be needed at the site. This is because agreement has been

reached under the S38 adoptions process that waste collection facilities and access will be provided on a phased basis as plots are completed/occupied. Enclosed above is the updated technical layout for the development which outlines the details of bin collection points for each dwelling and how access to them will not be impeded. The details outlined within the submitted plan have already been discussed and agreed with the Council's S38 highways adoption officers. The bins to be provided to each plot are also Council issue bins. The Council's highways officers will be notified of the completion/occupation of plots so that these can be added to the Council's waste collection rounds. Finally, the management of communal bin collections points will be undertaken by Barratt's appointed Management Company, who will complete regular cleaning and general maintenance checks. The proposed locations of the bin collection points has been chosen to ensure that they are overlooked by residents, and therefore the risk from fly tipping would be low.

Condition number 35 – Pump Station Details

- 6711_Details – Engineering_AFU_.Pumping Station Structural Details
- 6711_Details – Engineering_AFU_.Pumping Station Bar Schedule
- 1926-14633_Details – Engineering_AFU_.PDAS Technical Submission – Rev. D
- 1926-14633_Details – Engineering_AFU_.PDAS Pumping Station Details – Rev. B

Condition Number 37 – External lighting to Houses

- Sales Centre Details – Ref. H8040-SAL-01
- House Type Working Drawing Examples: -
 - B16_ASHBURTON_BABN_00HD
 - B16_WOODCOTE_BWOO_00CE

We can confirm that minimal external lighting to properties will be provided throughout the scheme to ensure little impact to local trees or sensitive habitats. Lighting will be provided on front doors for security reasons though, which will consist of one number external type lantern fitted to the front elevation of plots. The specification of which is submitted and the location of the lights is shown on the individual house type working drawings, two examples of which are enclosed. Temporary bollard lighting will be provided to the sales arena/show home area for security and health & safety reasons. This lighting will be removed when the sales office ceases operation. This lighting is shown on submitted plan Ref. H8040-SAL-01 which was also submitted to discharge condition number 42.

We trust that this meets the Council's requirements in order that the application can be validated immediately. Should you wish to discuss any of the above, please do not hesitate to contact me at paul.butler@pbplanning.co.uk.

Yours sincerely,

PAUL BUTLER
Director