NEWETT
HOMES

Kirklees Council
Planning Department
Civic Centre 3
Huddersfield
HD1 2TG

26 June 2023

Dear Sir / Madam,

Re: Land Rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN.
Planning Portal ref. PP-12249691.

We write to submit an application for the approval of details reserved by conditions attached to planning permission 2021/62/91914/E for the demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure.

Approval is sought for the discharge of the following pre-commencement conditions: 3 (materials for retaining walls), 4 (retaining walls adjacent adoptable highways), 5 (retaining walls supporting embankments), 6 (surface water drainage), 7 (internal estate roads and footways), 8 (layby works), 10 (junction works), 12 (bin collection points), 14 (highways condition survey), 15 (external facing materials), 17 (landscaping), 19 (construction environmental management plan for biodiversity), 20 (ecological design strategy), 21 (drainage), 22 (assessment of 1 in 100 year storm event), 23 (temporary surface water drainage for construction phase), 30 (construction environmental management plan), 31 (construction traffic), and 32 (archaeology).

The application submission comprises a completed application form, planning application fee, covering letter and the documents listed within the table below:

Condition.	Relevant Document.
3 (materials for retaining walls)	➢ NLM-001-C Materials Plan
4 (retaining walls adjacent adoptable highways)	➢ 22-223-EXT-001 rev A - External Works
5 (retaining walls supporting embankments)	➢ 22-223-EXT-001 rev A - External Works
6 (surface water drainage)	➢ 22-223-500-001 rev D - Drainage Details
7 (internal estate roads and footways)	➢ 22-223-100-001 rev A - General Arrangement
8 (layby works)	➢ 22-223-100-001 rev A - General Arrangement

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10 (junction works)	➢ 22-223-100-001 rev A - General Arrangement
12 (bin collection points)	➢ 0899-EA-A-P002FF - Proposed Site Layout
14 (highways condition survey)	➢ Highway Condition Survey - 20983 - Northorpe Lane, Mirfield - 07.06.23 ➢ Appendix C – Site Photos
15 (external facing materials)	➢ NLM-001-C Materials Plan
17 (landscaping)	➢ R-2470-1L Landscape Masterplan 500@A1 ➢ R-2470-2 Landscape Details 200@A1 ➢ R-2470-3 Landscape Details 200@A1
19 (construction environmental management plan for biodiversity)	➢ FE90_CEMP01_070623
20 (ecological design strategy)	➢ FE90_EDS01_070623
21 (drainage)	➢ 22-223-500-001 rev D - Drainage Details
22 (assessment of 1 in 100 year storm event)	➢ Surface 001 Network Details and Simulations - 27 March 2023
23 (temporary surface water drainage for construction phase)	➢ 22-223-500-001 rev D - Drainage Details
30 (construction environmental management plan)	➢ NLM-005-A CMP
31 (construction traffic)	➢ NLM-005-A CMP
32 (archaeology)	➢ NLM23-TT-WSI-VB010623

The requisite planning application fee has been paid via the Planning Portal. We trust the application can be validated and written confirmation will be provided in due course. Should you require any further information then please do not hesitate to contact us.

Yours faithfully,

Ben Gibson MRTPI
Senior Planner
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