Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Steve Bell,
GHP Architects
Empire House
Mulcture Hall Road
Halifax
HX1 1SP

Date: 19-Sep-2023
Our Ref: 2023/92118

Dear Sir,

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

Non material amendment to previous permission 2020/92368 for erection of 14 dwellings with garages and formation of new access road

Land south of, Leeds Road, Mirfield, WF14 0JE

Application Number: 2023/92118

Thank you for your application dated 13-Jul-2023 for a non-material amendment to the above scheme. The amendment sought is:

- Removal of reference to gabion retaining walls on Conditions 27 & 30 and replacement with Tobermore Secura Grand retaining wall system

This amendment is shown on the following plans / documents:

- 21 – 584 – 204

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings.

To account for the amendment hereby approved, condition 27 is hereby amended to:

> *27. Prior to the occupation of the hereby approved dwellings, notwithstanding the submitted plans, a scheme detailing the boundary treatment of all the site shall be submitted to, and approved in writing by, the Local Planning Authority. New boundary treatment along the south boundary shall be erected to the retaining wall's rear. The approved dwellings shall not be brought into use until the works*

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comprising the approved boundary scheme have been completed. The approved boundary treatment shall thereafter be retained.
***Reason**: In the interests of visual and residential amenity, and highway safety, to comply with Policies LP21 and LP24 of the Kirklees Local Plan.*

To account for the amendment hereby approved, condition 30 is hereby amended to:

30. Prior to the occupation of the hereby approved dwellings, a comprehensive schedule of hard and soft landscaping, with timescales, and a maintenance plan shall be submitted, to and approved in writing by, the Local Planning Authority. The soft landscaping scheme shall include, but not be limited to, an assessment of the trees to be removed, mitigatory tree re-planting and layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species. The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species. The hard landscape proposals shall thereafter be retained.
***Reason**: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan.*

It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully,

Mathias Franklin
Head of Planning and Development