

Enquiries to: Ellie Thornhill

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Date: 18-Jan-2024
Our Ref: 2023/92254

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of conditions 6 (drainage), 7 (drainage) and 14 (CEMP) of previous
reserved matters approval 2021/93286 pursuant to outline permission 2020/91215
for erection of 41 dwellings
Land at, Green Acres Close, Emley, Huddersfield, HD8 9RA
Application Number: 2023/92254**

I write with reference to your application to discharge the conditions for the above development as submitted on 26-Jul-2023.

Condition 6: Drainage scheme

Pursuant to condition 6, you have submitted:

- Section 104 Manhole Schedule (reference AMA/21311/D/504 rev P3)
- Flow control manhole (reference AMA/21311/D/505 rev P2)
- Private drainage layout (reference AMA/21311/D/509 rev P2)
- Off-site drainage plan (reference AMA/21311/D/501 rev P3)
- Catchment area plan (reference AMA/21311/D/502 rev P2)
- Section 104 drainage long sections (reference AMA/21311/D/503 rev P3)
- Section 104 layout (reference AMA/21311/D/500 rev P6)
- Location plan (reference AMA/21311/D/510 rev P2)
- Hydraulic calculations (reference SW Network 25.5.22.pfd)

Details set out in the documents submitted are considered acceptable pursuant to condition 6 and are hereby approved. However, please note that none of the dwellings may be occupied until the approved drainage scheme has been provided on the site to

serve the development or each agreed phasing of the development to which the dwellings relate. The drainage scheme is required to thereafter be retained.

Condition 7: Temporary surface water drainage

Pursuant to condition 7, you have submitted:

- Emley Temporary Surface Water Management Plan (reference Em-AMA-NH-002)

The Temporary Surface Water Management Plan is considered acceptable for the purpose of condition 7, however you are reminded that the temporary works are required to be implemented in accordance with the approved scheme and phasing, and no phase of the development may be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme is required to be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Condition 14: Construction Environmental Management Plan

Pursuant to condition 14, you have submitted:

- Construction management plan (reference Z155 – 005)
- An example of the letters to be sent to residents
- Construction environmental management plan (rev D)
- Covering letter (public engagement results)
- Pre-commencement road survey (including photographs)

Details set out in the above-listed documents are considered acceptable and are hereby approved.

Please note, however, that the development is required to be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction, and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Furthermore, upon completion of the development, post-development road condition surveys and a schedule of remedial works are required to be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works are required to be carried out following the completion of all construction works related to the development.

Yours faithfully

Mathias Franklin
Head of Planning and Development