

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:	2023/44/92686/W
Site Address:	land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX
Description:	Discharge of condition 9 (archaeology) of previous permission 2021/92086 for erection of 277 residential dwellings and associated infrastructure and access
Recommending Officer:	Victor Grayson

DECISION – Discharge of Condition- Approved

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.

David Wordsworth

AUTHORISED OFFICER

Date: 20-Oct-2023

Officer Report

Discharge of condition 9 (archaeology) of previous permission 2021/92086 for erection of 277 residential dwellings and associated infrastructure and access

Decisions to date

2021/92086 – Planning permission granted 24/08/2023 for erection of 277 residential dwellings and associated infrastructure and access.

Consultation

West Yorkshire Archaeology Advisory Service – I can confirm the Written Scheme of investigation is acceptable and the condition may be discharged pending the implementation of the work and receipt of an acceptable report.

Condition 9 (archaeology)

Condition 9 reads as follows:

9. Prior to the commencement of development (including ground works), a written scheme of archaeological investigation (WSI) shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include:

- A statement of significance and research objectives;*
- A programme and methodology of site investigation and recording and the nomination of (a) competent person(s) or organisation to undertake the agreed works; and*
- A programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

Reason: *To ensure buried heritage assets are appropriately recorded and protected and to accord with Policy LP35 of the Kirklees Local Plan and chapter 16 of the National Planning Policy Framework.*

This pre-commencement condition is necessary as intrusive works on site have the potential to damage or disturb buried heritage assets.

The applicant has submitted a Specification for an Archaeological Investigation (West Yorkshire Archaeology Advisory Service, November 2021). This differs to the specification (dated December 2020, revised 19/01/2021) appended to the Archaeological Evaluation

(CFA Archaeology, Y510/21, June 2021, version 3.0) seen at application stage.

The West Yorkshire Archaeology Advisory Service has been consulted on the applicant's condition-stage submission, and has advised that the submitted details are acceptable.

Given the above assessment, it is recommended that the submitted details be approved, subject to advice regarding the carrying out of investigation, recording and reporting in accordance with the specification.

Recommendation

Approve details pursuant to condition 9, subject to relevant advice.

Decision Notice Text

Condition 9 (archaeology) – You have submitted a Specification for an Archaeological Investigation (West Yorkshire Archaeology Advisory Service, November 2021) pursuant to condition 9. Details set out in this document are considered acceptable for the purpose of condition 9 and are hereby approved. Please note, however, that archaeological investigation, recording, analysis and reporting must now be carried out in accordance with the approved specification.

Report Dated: 13/10/2023