

Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

Dear Sir or Madam,

**Re:** Full Planning Application for Erection of 277 residential dwellings and associated infrastructure and access at Land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX **Application Reference:** 2021/62/92086/W

I write with reference to the above development. The following information and documents submitted via the Planning Portal along with the relevant fee seek to discharge the following condition as listed below.

#### **Condition 24**

*Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 23, prior to the commencement of development (including ground works, other than those required to inform a site investigation report) a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.*

**Reason:** *To ensure unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.*

*This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.*

The following information has been submitted which details the requested information:

- **3319\_3 Spec for Eng Fills April 22**

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

### **Condition 30**

*Notwithstanding what is shown on drawing BVF-16-02-04 rev E, prior to the commencement of superstructure works, details of all external materials to be used shall be submitted to the Local Planning Authority, and samples shall be left on site for the inspection and approval in writing of the Local Planning Authority. The proposals shall be informed by a review of the site's context and the development's streetscape and character areas (details of which shall also be submitted pursuant to this condition). No materials other than those approved in accordance with this condition shall be used.*

**Reason:** *In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the National Planning Policy Framework.*

The following information has been submitted which details the requested information:

- **4607.16.AR2.01 Proposed Materials Palette**

A sample of the materials will be made available on site to visit. Please contact me to arrange a site visit.

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

### **Condition 34**

*Prior to the commencement of superstructure works, and notwithstanding what is shown on the drawings hereby approved, details of the foul water pumping station to be provided on-site in association with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include plans, elevations and sections, and details of external materials, surface treatments and any bollards and boundary treatments. The foul water pumping station shall be constructed in accordance with the details so approved.*

**Reason:** *In the interests of visual amenity, to ensure impacts upon the openness of the green belt are minimised, and to accord with Policy LP24 of the Kirklees Local Plan and the National Planning Policy Framework.*

The following information has been submitted which details the requested information:

- EQ4839-152093-100\_B

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

### **Condition 35**

*Prior to the commencement of superstructure works, and notwithstanding what is shown on the drawings hereby approved, details of the drainage infrastructure works (including works providing access thereto) to be provided in association with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include plans, elevations and sections, and details of levels, regrading,*

*vegetation removal, surface treatments, boundary treatment removal, landscaping, any external materials and any bollards and boundary treatments. The drainage infrastructure works shall be constructed in accordance with the details so approved.*

**Reason:** *In the interests of visual amenity, to ensure impacts upon the openness of the green belt are minimised, and to accord with Policy LP24 of the Kirklees Local Plan and the National Planning Policy Framework.*

The following information has been submitted which details the requested information:

4607-16-06-101-D - S104 Adoptable Drainage Layout Sheet 1  
4607-16-06-102-D - S104 Adoptable Drainage Layout Sheet 2  
4607-16-06-109-B - Standard Drainage Details  
4607-16-06-110-C - Surface Manhole Schedules  
4607-16-06-111-B - Foul Manhole Schedules  
4607-16-06-112-B - Demarcation Chamber Schedules  
4607-16-06-113-B - Longitudinal Sections - Road 1  
4607-16-06-114-B - Longitudinal Sections - Road 1 & Road 2  
4607-16-06-115-B - Longitudinal Sections - Road 3 & Road 4  
4607-16-06-116-B - Longitudinal Sections - Road 5, Road 6 and Road 7  
4607-16-06-117-B - Longitudinal Sections - Road 8, Road 9 and Road 10  
4607-16-06-118-C - Longitudinal Sections - Road 11, Road 12, Road 13 and Road 14  
4607-16-06-119-C - Longitudinal Sections - S62-S77, S70-S71, F34-F36  
4607-16-06-120-A - Longitudinal Sections - S37-S62, F108-F119, F101-F102

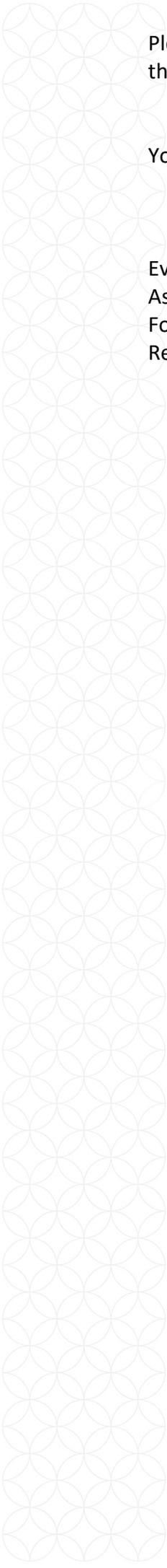
A sample of the materials will be made available on site to visit. Please contact me to arrange a site visit.

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

### **Condition 36**

*Prior to the first occupation of any dwelling with external lighting (other than street lighting on streets to be adopted), details of the external lighting for that dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a scheme detailing street lighting to all private (unadopted) roads/drives/courtyards and shall not include low-level or bollard street lighting. The external lighting shall be designed to avoid harm to residential amenity, increased highway safety risk, risk of creating opportunities for crime and anti-social behaviour, and disturbance to wildlife. All external lighting shall be installed in accordance with the details (including specifications and locations) so approved, and the external lighting shall be maintained thereafter in accordance with the approved details. No dwellings accessed from a private (unadopted) road/drive/courtyard shall be brought into use until the street lighting so approved for that road/drive/courtyard has been installed and brought into use, and the street lighting shall be retained as such thereafter. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.*

**Reason:** *In the interests of residential amenity and highway safety, to prevent significant ecological harm, to safeguard habitat, in the interests of creating a safer, more sustainable neighbourhood and reducing the risk of crime and anti-social behaviour, and to accord with Policies LP21, LP24, LP30 and LP47 of the Kirklees Local Plan and the National Planning Policy Framework.*



Please do not hesitate to contact me should you require any further information regarding this application.

Yours sincerely,

Eve Walton  
Assistant Designer  
For and on behalf of  
Redrow Homes Yorkshire