

Enquiries to: Ellie Thornhill

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Date: 02-Jul-2024
Our Ref: 2023/93396

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 (windows), 12 (private water supply), 14 (Remediation Strategy), 18 (Construction Management Plan), 21-24 and 28 (drainage) and 27 (retaining walls) of previous permission 2021/94664 for demolition of existing building and development of former Dyeworks comprising 9 apartments, 4 bungalows and 2 maisonettes (within a Conservation Area)
Former Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield, HD7 5QS
Application Number: 2023/93396**

I write with reference to your application to discharge the conditions for the above development as submitted on 16-Nov-2023.

Condition 6: Windows

Pursuant to condition 6 you have submitted:

- Typical window detail reference HA-MRLW-779).
- Bungalow window details reference HA-MRLW-201
- Apartment window details (1) reference HA-MRLW-202
- Apartment window details (2) reference HA-MRLW-203
- Apartment window details (3) reference HA-MRLW-204
- Apartment window details (4) reference HA-MRLW-205
- Photographic evidence (Supporting information – Condition 6 windows)

The window details and evidence to support their installation for the bungalows and apartment block are considered acceptable for the purpose of condition 6, as the windows have been set 75mm into the reveal.

For the two maisonettes, it appears that an alternative window arrangement (from what was originally approved) has been installed and whilst this would follow the original window arrangement, a separate planning application 2023/93025 has been submitted to regularise these works.

Therefore, the information submitted pursuant to condition 6 for the bungalows and apartment block can be supported and is hereby approved.

Condition 12: Private water supply

Pursuant to condition 12 you have submitted:

- Schedule of works to protect private water supplies (reference HIG/01r2)

Mitigation measures have been proposed within the submitted document to ensure that private water supplies remain protected. The information submitted is considered satisfactory and is hereby approved pursuant to condition 12.

Condition 14: Remediation Strategy

Pursuant to condition 14 you have submitted:

- Update of Conceptual Site Model (CSM) & Remediation Strategy, dated 18/11/2023 (reference: C3012/22/E/5930)
- Letter titled 'Ref: Land off Manchester Road, Linthwaite, Huddersfield' both authored by Rogers Geotechnical Services Ltd., dated 04/02/2023 (reference C3012/22/E/4934)

Officers accept the findings of the attached reports/documents but recommend the removal of made ground and the installation of a vapour barrier given the limited testing of the underlying strata around TP2.

Subject to the above advice, the details submitted pursuant to condition 14 are hereby approved.

Condition 18: Construction Management Plan

Pursuant to condition 18 you have submitted:

- Demolition and construction method statement (revision B) reference PP-11512916

The aforementioned document does not satisfactorily fulfil the requirements of condition 18, however, officers acknowledge that the site has already been built out and occupied. Therefore, this condition is hereby discharged given the existing circumstances.

Condition 21: Separate systems for foul and surface water drainage

Pursuant to condition 21 you have submitted:

- Private drainage plan reference E22/8000/020B

The submitted plan shows that the development has been designed with separate foul and surface water systems before connecting into the existing infrastructure on Hoyle Ing. The discharge rate will also be restricted to 3.5 l/s. Given these details, the information submitted pursuant to condition 21 is hereby approved.

Condition 22: Detailed scheme for foul, surface water and land drainage

Pursuant to condition 22 you have submitted:

- Flood routing plan reference E22/8000/019A
- Private drainage plan reference E22/8000/020B
- Proposed SWS operations and maintenance itinerary reference E22/8000/JM/L001
- Preliminary design calculations dated 18/10/2022

The submitted drainage strategy is considered acceptable and therefore condition 22 is hereby approved, subject to the agreed system being retained thereafter.

Condition 23: Storm events

Pursuant to condition 23 you have submitted:

- Flood routing plan reference E22/8000/019A
- Private drainage plan reference E22/8000/020B
- Proposed SWS operations and maintenance itinerary reference E22/8000/JM/L001
- Preliminary design calculations dated 18/10/2022

The calculations submitted are considered acceptable by the Lead Local Flood Authority and therefore the details submitted pursuant to condition 23 are hereby approved, subject to the agreed scheme being retained thereafter.

Condition 24: Temporary surface water drainage

Pursuant to condition 24 you have submitted:

- Temporary works plan drawing E22/8000/029

Officers note that the development has already been constructed and the permanent drainage system installed. Therefore, condition 24 is hereby discharged.

Condition 27: Retaining walls/structures adjacent to the highway

Pursuant to condition 27 you have submitted:

- Email dated 12/12/2023

KC Highway Structures have confirmed that the making good/replacement wall along Hoyle Ing is for the most part either non retaining or nominally retaining and therefore, exempt from any further technical consideration. There are also no other retaining walls proposed at this site. Therefore, condition 27 has been satisfied and the information submitted is hereby approved.

Condition 28: New surface water attenuation tanks/pipes/manholes located within the highway

Pursuant to condition 28 you have submitted:

- Email dated 12/12/2023
- Private drainage plan reference E22/8000/020B

The sites internal road is to remain private and therefore, officers have no concern regarding this matter. As such, condition 28 is hereby discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development