



Application Number	
Date Logged	
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Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL  
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## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

MR

First name

YASIR

Surname

QADOOS

Company Name

### Address

Address line 1

137 Ravenshouse Road

Address line 2

Dewsbury Moor

Address line 3

Town/City

Dewsbury

County

Kirklees

Country

Postcode

WF13 3QT

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT

Reference number

2023/60/90121/E

Date of decision (date must be pre-application submission)

26/07/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

1. Approval of the details of landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before development is commenced.

5. Notwithstanding the submitted plans, details of a soft and hard landscaping scheme to the front of the dwelling shall be provided with the details of 'landscaping' submitted pursuant to condition 1.

6. An electrical vehicle recharging point(s) shall be installed on site to serve the development. The recharging point(s) shall be provided prior to the first occupation of the dwelling(s). Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps.

7. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

8. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 7 groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

12. Location and storage of Bins location.

13. No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

16. Before the development is first brought into use, the vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained.

Has the work already started?

Yes

No

## Supporting Information

**Please provide the following information**

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

137 Ravenshouse Road -PLN-EXT A3L-1  
137 Ravenshouse Road -PLN-EXT A3L-2  
137 Ravenshouse Road -PLN-EXT A3L-3  
137 Ravenshouse Road -PLN-EXT A3L-4  
137 Ravenshouse Road -PLN-EXT A3L-5  
137 Ravenshouse Road -PLN-EXT A3L-6

CMRA71009450780001 - LAND AT SIDE OF 137 RAVENSHOUSE ROAD, DEWSBURY MOOR, DEWSBURY, KIRKLEES

Please list all drawing numbers submitted with this application for approval

137 Ravenshouse Road -PLN-EXT A3L-1  
137 Ravenshouse Road -PLN-EXT A3L-2  
137 Ravenshouse Road -PLN-EXT A3L-3  
137 Ravenshouse Road -PLN-EXT A3L-4  
137 Ravenshouse Road -PLN-EXT A3L-5  
137 Ravenshouse Road -PLN-EXT A3L-6

CMRA71009450780001 - LAND AT SIDE OF 137 RAVENSHOUSE ROAD, DEWSBURY MOOR, DEWSBURY, KIRKLEES

If applicable, please state the reasons for any changes to the original drawings

Some information added for the approval for reserved matters

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Raja Riaz

Date

11/12/2023