

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 13

Prior to the first occupation of any specified dwelling hereby approved, details of secure, covered and conveniently-located cycle parking for use by residents of that dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details so approved and the cycle parking shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and encouraging the use of sustainable transport modes, and to accord with Policies LP20, LP21, LP22 and LP24 of the Kirklees Local Plan.

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

- **BVF-16-02-14 - Proposed Cycle Store Plan**

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

Condition 14

Prior to development commencing on the superstructure of any dwelling hereby approved, a scheme detailing the dedicated facilities to be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- *One Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space; and*
- *One Standard Electric Vehicle Charging Point (of a minimum output of 16A/3.5kW) for every 10 unallocated residential parking spaces.*

Dwellings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. The charging points installed shall be retained thereafter.

Reason:

To ensure residents of the development are encouraged to use lower-carbon and more sustainable forms of transport and to mitigate the air quality impacts of the development in accordance with Policies LP20, LP24, LP47, LP51 and LP52 of the Kirklees Local Plan, chapters 9 and 15 of the National Planning Policy Framework, and the West Yorkshire Low Emissions Strategy.

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

- **BVF-16-02-07E - Proposed EV Charging Plan**

BVF-16-02-07E was part of the approved plans list for 2021/62/92086/W submission therefore we assume that this condition can be discharged. With regards to the charging point allocation for unallocated parking bays, these would have to be situated within the adoptable highway land due to their locations. We have consulted Highways as part of our S38 process and they have confirmed that they would not adopt electric vehicle charging points as a part of the S38 road adoption. Therefore we have not included any charging points for unallocated parking bays in our proposal.

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

Condition 16

Prior to the commencement of superstructure works, details of storage and access for collection of wastes from the residential units hereby approved, and details of management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall confirm that waste collection points shall not obstruct access to private driveways, and shall include details of management measures (including measures to control odour and vermin) and measures to discourage flytipping. The works and arrangements comprising the approved details shall be implemented prior to first occupation and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

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

- **BVF-16-02-15 - Proposed Waste Collection Plan**

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

Condition 33

Prior to the commencement of superstructure works, details of external air source heat pump units to be provided as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include plans and specifications, shall confirm locations of the units, shall include screening measures where necessary, and shall include noise and maintenance information. The units shall be installed in accordance with the details so approved and shall be maintained in accordance with the details so approved thereafter.

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:

- **aroTHERM Plus Foundation and Flow and Return**
- **arotherm-plus-spec-sheet-1892564 (1)**
- **BVF-16-02-13 - Proposed ASHP Layout Plan**
- **Sound Only aroTHERM Plus Slides**

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 boiliard 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.*

Each property will be fitted with an external light next to or above the front door. Each fitting will be provided with a lamp that achieves a total output of greater than 700 lamp lumens. They will also all be fitted with photocell controls with adjustable PIR motion and day and night sensors.

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

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