

Enquiries to: William Simcock

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Date: 22-Mar-2024
Our Ref: 2024/90341

Dear Sir/Madam

**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 4 (CMP), 5 (CEMP), 6 (surface water drainage), 11 (foul / surface drainage), 20 (BEMP) and 22 (invasive species) of previous permission 2023/91408 for erection of care home (Class C2) with sub-station, associated car parking, access, servicing, landscaping and other associated works
Land adj, 21, Thomas Street, Lindley, Huddersfield, HD3 3JJ
Application Number: 2024/90341**

I write with reference to your application to discharge the conditions for the above development as submitted on 06-Feb-2024.

Summary of decision

Split decision:

- Approve details pursuant to conditions 5 (CEMP), 20 (BEMP) and 22 (invasive species).
- Details pursuant to conditions 4 (CMP), 6 (surface water drainage) and 11 (foul / surface drainage) cannot be approved at this stage.

Condition 4 (CMP)

The following has been submitted:

- A Construction Management Plan by Torsion Projects, dated 24/01/2024
- Photographic record of road condition survey, 11/03/2024

- Email dated 11/03/2024, confirming that vehicle movements will only take place within the hours of work stated within the CMP.

The above submission is currently being reviewed. This condition therefore cannot be discharged at the present time.

Condition 5 (CEMP)

In support of the discharge of condition 5 a CEMP – Biodiversity by Torsion Projects, dated 05/02/2024, rev: 0, has been submitted. As this document largely relates to biodiversity matters, it is of limited relevance to condition 5. The Construction Management Plan by Torsion Projects, dated 24/01/2024, is of more relevance to condition 5 in many respects (and provides further details in section 2.9 regarding construction hours, sections 3.1, 3.3 and 3.6 regarding dust control, section 3.4 regarding lighting, and section 6 on names and contact details of responsible persons).

The above documents are considered acceptable and are hereby approved for the purposes of condition 5. Adherence to the terms of the CMP and the CEMP – Biodiversity throughout the construction period will discharge the condition.

Condition 6 (surface water drainage)

A temporary drainage diagram, forming part of drawing 500 Revision D, has been submitted. The Lead Local Flood Authority has commented as follows:

- The drain from the temporary storage tank (Item 2) is shown passing under the crane mat (also Item 2) and is not shown connecting to the temporary SW pump chamber (Item 4).
- It does not provide details of how the flow rate from pump chamber will be controlled to be no greater than 2.5 l/s per ha as stated in condition 6.
- Calculations should be provided confirming that the temporary storage tank is of sufficient capacity for the critical 1 in 2 year rainfall event with the outlet controlled to the above rate.

Further information is required as noted above and therefore condition 6 cannot be discharged at present.

Condition 11 (foul / surface drainage)

A Proposed Drainage Layout, reference 500 Revision D, has been submitted. The Lead Local Flood Authority has commented as follows:

- Drawing is stamped “Work In Progress” – but it is not clear what further changes or updates are proposed.
- The drawing shows a Polystorm R Attenuation Tank but calculations confirming its size have not been provided.

- Surface water manholes S12 and S18 upstream of attenuation tank will need to be catchpits as these are connected to filter drains.

Further information and amendments are required as noted above and therefore condition 11 cannot be discharged at present.

Condition 20 (BEMP)

An Ecological Design Strategy by Futures Ecology, ref. FE341/EDS01, has been submitted. Details set out within that document are considered acceptable and are hereby approved. Subject to the approved Ecological Design Strategy being implemented in full accordance with the approved details (including subsequent maintenance and review as set out in the document), this condition will be discharged.

Condition 22 (invasive species)

An invasive species eradication strategy has been submitted, ref. H200-GFO-017. Details set out within that document are considered acceptable and are hereby approved. Subject to all works which form part of the approved scheme being completed prior to the development first being occupied, this condition will be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development