Kirklees Council
Planning and Development Service
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Date: 16-Aug-2024
Our Ref: 2024/91152

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 conditions 3 (noise), 5 (EVC), 6 (surfacing) on previous permission 2022/93046 for erection of warehouse building and yard
Firths Yard, Mill Road, Dewsbury, WF13 2HP
Application Number: 2024/91152

I write with reference to your application to discharge the conditions for the above development as submitted on 23-Apr-2024.

Condition 3

The following has been submitted:

- Noise Impact Assessment, by Environmental Noise Solutions LTD, titled Proposed Commercial Development Land at the Rear of Firths Yard, Mill Road, Dewsbury, dated 22nd March 2024.

The Noise Impact Assessment has been assessed by KC Environmental Health. It is recommended the condition can be discharged. The documentation complies with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework, therefore the condition is considered discharged on the proviso that the measures are implemented and retained thereafter.

Condition 5

The following has been submitted:

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- Site layout plan, ref: MSHS MWA XX XX DR A 0002 P9, titled Proposed Site Plan, received, 23 April 2024.

The installation of an EV charger at the specified location complies with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES). The condition can be discharged on the proviso that the charger is implemented and retained thereafter.

Condition 6

The following has been submitted:

- Site layout plan, ref: MSHS MWA XX XX DR A 0002 P9, titled Proposed Site Plan, received, 23 April 2024.
- Drainage plan, ref: E24/8170/001_01, E24/8170/001_02, received 23 April 2024.

The submitted plans and drainage reports have been assessed by KC Highways. Objections have been raised to the discharge of Condition 7. The officer upholds their objection as the aims of the conditions have not been satisfied in terms of complying with LP21 & 22 of the Kirklees Local Plan. A future application to discharge the condition should demonstrate improvements to the private shared access road between the application site and Mill Road. It should satisfy the safety level of road users and pedestrians through the site and access onto Mill Road, whilst including road surfacing and drainage measures.

Yours faithfully

Mathias Franklin
Head of Planning and Development