Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Edward Cheseldine

J A Oldroyd & Sons Ltd
The Barn
3, Primrose Lane
Hightown
Liversedge
WF15 6NS

Kirklees Direct
Tel: 01484 221000
Email:
Edward.Cheseldine@Kirklees.gov.uk

Date: 25-Jun-2024
Our Ref: 2024/91238

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 conditions 4 (noise), 5 (drainage), 7 (materials) on previous permission 2021/91246 for erection of detached dwelling
land between, 12 & 14, Knowl Road, Mirfield, WF14 8DQ
Application Number: 2024/91238

I write with reference to your application to discharge the conditions for the above development as submitted on 02-May-2024.

Condition 4

The following has been submitted;

- Acoustic report, by Paul Horsely Acoustics LTD, titled Environmental Noise Survey Proposed Residential Development on Land Between No 12 and 14 Knowl Road, Mirfield, WF14 8DQ, dated 17th to 19th April 2024.

The acoustic report is acceptable so long as the measures are implemented and retained thereafter. The conditions therefore cannot be fully discharged, however for the purposes of the condition, the details are accepted. The development shall be carried out in accordance with the details and thereafter be retained in perpetuity.

Condition 5

The following has been submitted;

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- Site plans, by J. A. Oldroyd & Sons, ref: 24/37/A, received 02 May 2024.

The site is not within a flood risk area or a critical drainage area. It is considered in the context, that it would not be inappropriate for surface water to be discharged into sewers on this occasion. The details are acceptable for the purpose of the condition. The development shall be carried out in accordance with the details and thereafter be retained in perpetuity.

Condition 7

The following has been submitted;

- Photographs of building materials including, natural stone course block in sandstone and a tarnished colour. Roofing slates including the repurposed slates.

The proposed materials have been assessed to accord with Policy LP 24 and Principle 13 of the Housebuilders Design Guide SPD of the Kirklees Local Plan and the details are acceptable for the purpose of the condition. The development shall be carried out in accordance with the details and thereafter be retained in perpetuity.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Yours faithfully

Mathias Franklin
Head of Planning and Development