Discharge of Planning Conditions

E20054

Land adj. 18 Wells Road

Dewsbury, WF12 0LE

FAISAL BUILDING
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14 June 2024

Planning Services

Investment and Regeneration

PO Box B93

Civic Centre lll

Off Market Street

Huddersfield

HD1 2JR

Dear Sir/Madam,

Proposed Development: Erection of Detached Dwelling at adj, 18 Wells Road, Thornhill, Dewsbury, WF12 0LE

We write to apply to the discharge of the following planning conditions on the above application:

Condition 06:

This Justification Statement accompanies an application to remove Condition 6 of the planning approval referenced 2021/62/90209/E, for the erection of a detached dwelling. Condition 6, a pre-commencement condition stipulated by the planning officer and agreed upon by the applicant, was added to the decision notice. The condition states:

"The development shall not commence until a scheme detailing measures to manage parking on the turning head on Wells Road to the east of the proposal site and all associated works, together with appropriate Safety Audits, has been submitted to and approved in writing by The Local Planning Authority. Unless otherwise agreed in writing, no part of the scheme shall be brought into use until the approved scheme has been implemented."

Response

Following consultation with Planning officer Jennifer Booth Dated: 11th April 2024, drawing ST -14 Site Plan and Sign Board, showing the placement of a signboard with appropriate wording such as "TURNING AREA – NO PARKING AT ANY TIME has been provided.

Copy of the Email confirmation (Jennifer Response) from planning officer and drawing ST 14 Site Plan and Sign Board has been attached for reference

Condition 07:

No development shall take place until details of the siting, design and material to be used in the construction of retaining walls/ structures near or abutting highway have been approved in writing by the Highways Structures.

Response

The retaining wall will be constructed adjacent to the boundary of the proposed construction to ensure the stability of Wells Road. The site plan, design, and specifications of the retaining wall and detailed structural calculations for the retaining wall has been submitted to Kirklees Highway Structure.

The application fee for the AIP (receipt attached) and AIP form along with calculations and drawings in connection with the above has been submitted.

Consultation regarding the AIP is ongoing with Principal Engineer, Khuram Hussain. Please refer to the attached (payment receipt) and confirmation email from Mr Khuram Hussain, Principal Engineer Structures Section, Highways and Street scene. (see AIP consultation)

Kind Regards

Muhammad Riaz

Architectural Assistant