

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2024/44/91693/E
Site Address:	18, Wells Road, Thornhill, Dewsbury, WF12 0LE
Description:	Discharge of details reserved by Conditions 6 (parking) & 7 (retaining walls/ structures) of permission no. 2021/90209 for erection of detached dwelling
Recommending Officer:	Jennifer Booth

DECISION – Discharge of Conditions – Split Decision

I hereby authorise the split decision of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 16-Aug-2024

Officer Report - Discharge of Conditions Application

The application seeks to discharge the following conditions:

- 6 (Parking)
- 7 (Retaining walls/structures)

on previous permission no. 2021/90209 for the erection of a detached dwelling.

Wording of conditions

6. 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 approve scheme has been implemented.

7. 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.

Officer Assessment

Condition 6 – Parking

To discharge Condition 6, a plan showing the positions of appropriate signage – ref has been submitted on 24/06/2024. This information was assessed by the K.C. Highways DM team and is considered to be sufficient to discharge condition 6.

Condition 7 – Retaining walls/structures

No information has been submitted with this submission to discharge Condition 7. As such, this condition cannot be discharged as technical approval is required via the submission of an AIP.

Recommendation – split decision

Decision Text

Split Decision

We accept the information provided with respect to condition 6 (parking) submitted 24/06/2024 and consider this condition to have been satisfactorily discharged.

There is insufficient information and the proper submissions have not been made to Highways Structures with regards to 7 (retaining walls/structures – the provision of an agreed Approval in Principle (AIP)).

Report Dated:

09/08/2024