Kirklees COUNCIL

«Address»

Enquiries to: Farzana Tabasum

Kirklees Direct
Tel: 01484 414746
Email: farzana.tabasum@kirklees.gov.uk

Ian Pennington,
WSP
8, First Street
Manchester
M15 4RP

Date: 13-Sep-2024
Our Ref: 2024/91966

Dear Mr Pennington

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

Non material amendment to previous permission 2022/92471 for redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, changing places WC, driver offices, 6 bus stands, landscaping, and associated works
Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW
Application Number: 2024/91966

Thank you for your application dated 12-Jul-2024 for a non-material amendment to the above scheme. The amendment sought is sought for the relocation of the 'rain garden' as indicated on drawings:

Document Title	Revised Plan Reference
General Arrangement	TCF-WSP-KIR-HECK-DR-CH-01_01 Rev P09
Junction Intervisibility Zones and Forward Visibility	TCF-WSP-KIR-HECK-DR-CH-01_09 Rev P07
Drainage Proposal	TCF-WSP-KIR-HECK-DR-CH-05_01 Rev P04
Swept Path Analysis Stand 6, Dentist & Layover	TCF-WSP-KIR-HECK-DR-CH-01_10 Rev P09
Landscape Design	TCF-WSP-KHBH-XXX-DR-LE-000001 Rev P05, received 10/09/2024

The amendment would relocate the rain garden from its previously approved position (to the northwest of South George Street) to a position in the north of the site between South George Street and the proposed green wall. This new location is proposed to minimise disruption to underground utilities during construction, thereby maintaining the project's viability.

In the position proposed it is not considered that the rain garden would cause detrimental impact to visual amenity or living conditions of nearby residents, nor would it be detrimental to any third party. The NMA is therefore considered to be in accordance with protocol, and acceptable. It is therefore recommended that the NMA is approved.

The submitted drawings indicate the new location of the rain garden, to the north of the site as stated above. These drawings also indicate other detailed information. However, for the purpose of this NMA, it is only the relocation of the rain garden which has been considered. This NMA does not approve any other details shown on the submitted plans which may vary from the submission details under the original permission under planning application ref: 2022/92471.

It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service.

Yours sincerely

Farzana Tabasum
Senior Planner