



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

Applicant Details

Name/Company

Title

Mr

First name

Kevin

Surname

Martin

Company Name

Thomas Owen Care

Address

Address line 1

John Sturrock

Address line 2

Walter Crescent

Address line 3

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS9 8NG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Jagger

Company Name

FARRELL & CLARK LLP

Address

Address line 1

FARRELL & CLARK LLP

Address line 2

First floor, Brodrick's Building

Address line 3

43-51 Cookridge Street

Town/City

LEEDS

County

Country

United Kingdom

Postcode

LS2 3AW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF 40 BED CARE HOME AND 12 INDEPENDENT SUPPORTED LIVING UNITS (USE CLASS C2) WITH ASSOCIATED WORKS INCLUDING THE FORMATION OF CAR PARK AND SERVICE ACCESS

Reference number

Application Number: 2023/62/92712/E

Date of decision (date must be pre-application submission)

24/06/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 03, Condition 05 to Condition 11 and Condition 15

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

For Condition 03 - Remediation Strategy (Section 17.1 of CMP)

For Condition 05 - CEMP

For Condition 06 - CMP

For Condition 07 - Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) - ER-6262-03 - CEMP, Arboricultural Impact Assessment - AR-6262-02 AIA and the Tree Protection Plan - DR-6262-02 Tree Protection Plan (Included within AIA).

For Condition 08 - 410004-FCA-00-00-SU-A-0750-S2-P01 - Highways Dilapidation Survey and 410004-FCA-00-00-DR-A-0751-S2-P01 - Highways Dilapidation Survey Plan.

For Condition 09 - LE-161-CCS-01-00-DR-S-0200_P03, LE-161-CCS-01-00-DR-S-0201_P02 and LE-161 Fredrick Finlay CH - SW Management Report - Rev B

For Condition 10 - Drainage Strategy (Section 17.2 of CMP)

For Condition 11 - Biodiversity Enhancement Management Plan (BEMP)

For Condition 15 - LE-161-CCS-01-00-DR-S-0200_P03

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Condition 08

Date (must be pre-application submission)

12/07/2024

I can confirm that Oxford Road, Dewsbury and the surrounding streets are subject to a scheduled highway safety inspection by our asset maintenance technicians on a regular basis which will allow us to monitor the adopted highway network and note any areas of deterioration or damage.

Should any areas of damage arise throughout the works that are attributed to the extraordinary traffic for the development then I will approach you directly to discuss and ask you to arrange remedial works through an approved contractor.

The planning conditions within your planning consent relating to the continued maintenance of the highway network throughout the duration of your works should apply however for any issues which arise we can also reach an agreement as to remedial works required in accordance with Section 59 of the Highways Act 1980.

In terms of condition 8 of your planning consent, I can confirm that Highways Service do not need to undertake a joint site inspection with you, you would simply need to commission or provide a report documenting the existing condition of the highway network prior to your development commencing.

You would then need to either commission or provide a report documenting the condition of the highway network at the end of your development for consideration by Highways Service to allow for the condition to be discharged.

I would encourage you to undertake your own deterioration/dilapidation reports in the event any disputes should arise.

Once in receipt of your initial report we will consider whether any works to the highway network need to be undertaken prior to your development commencing.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Jagger

Date

23/07/2024