

KIRKLEES METROPOLITAN COUNCIL

Town and Country Planning Act
1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number : 98/62/93106/E6



TO : A E W ARCHITECTS & DESIGNERS
CENTURY HOUSE
ST PETER'S SQUARE
MANCHESTER
M2 3DN

For : TOTAL FITNESS UK LTD

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES METROPOLITAN COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF TWO-STOREY EXERCISE CENTRE AND
REHABILITATION CLINIC WITH CAR PARKING FACILITIES

AT:- VALE MILLS, WAKEFIELD ROAD, HUDDERSFIELD.

In accordance with the plan(s) and applications submitted to the Council on 05 NOVEMBER 1998, subject to the condition(s) specified hereunder:-

- (1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.
- (2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions unless otherwise agreed in writing by the Local Planning Authority.
- (3) No development shall take place until samples of all facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed of the approved materials. ✓
- (4) Before development commences details of existing and proposed ground levels and proposed finished floor levels shall be submitted to and agreed in writing by the Local Planning Authority. Such details as agreed shall then be implemented and maintained. ✓

- (5) No development shall take place until a comprehensive scheme for landscaping treatment of the site prepared in accordance with the Local Planning Authority's Code of Practice Note 2 has been submitted to and approved in writing by the Local Planning Authority.
- (6) Any planting, seeding or tree management works forming part of the landscaping scheme referred to in condition 5 shall be carried out during the first planting, seeding or management season following the commencement of development, or as otherwise may be agreed in writing by the Local Planning Authority, and shall be maintained for a period of five years from the completion of planting works. All specimens which die within this period shall be replaced.
- (7) Details submitted in respect of Condition 5 shall provide for a scheme to protect and enhance the setting of the Green Corridor as identified on the Kirklees Deposit Draft Unitary Development Plan in accordance with the requirements of Policy D6 of that Plan.
- (8) Before development commences, details of all boundary treatments to the site shall be submitted to and agreed in writing by the Local Planning Authority. Such details as agreed shall then be implemented and retained. ✓ ?
- (9) No building shall be erected within 3 metres of the sewer crossing/adjacent to the site unless otherwise agreed in writing by the Local Planning Authority.
- (10) The site shall be developed by means of a separate system of drainage.
- (11) No piped discharge of surface water from the application site shall take place until the required surface water drainage works have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.
- (12) Unless otherwise agreed in writing by the Local Planning Authority a strip of land 6m wide adjacent to the top of both banks of all watercourses on site shall be kept clear of all new buildings and structures (including gates, walls, fences and trees). Ground levels within this area shall not be raised.
- (13) The level of the mill building walls adjacent to Fenay Beck shall not be lowered below the level of the adjacent defences.
- (14) Before development commences, a ground investigation report to identify potential contamination and any remedial measures found to be necessary (to include details of the method for the reclamation of the site) shall be submitted to and agreed in writing by the Local Planning Authority. Such remedial measures as agreed shall then be implemented before development commences. ✓ ?

- (15) Unless otherwise agreed in writing by the Local Planning Authority there shall be no discharge of foul or contaminated drainage from the site into either groundwater or surface water.
- (16) Before development commences a scheme for the protection and conservation of Fenay Beck shall be submitted to and agreed in writing by the Local Planning Authority. Such details as agreed shall then be implemented before the development is brought into use.
- (17) Notwithstanding the details shown on the submitted plan, no development shall take place until sight lines of 4.5 x 90m have been cleared of all obstructions to visibility exceeding 1m in height above the adjacent carriageway and retained as such.
- (18) The development shall not be occupied/brought into use until the areas to be used by vehicles including parking, loading and unloading areas have been surfaced, sealed and drained and thereafter retained.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are :-

- (1) Pursuant to Section 91 of the Town and Country Planning Act 1990.
- (2) So as to ensure the satisfactory appearance of the development on completion.
- (3/6) In the interest of visual amenity.
- (7/8) In the interest of visual amenity and to safeguard and enhance the Green Corridor identified within the Deposit Draft Unitary Development Plan.
- (9) In order to ensure that sufficient access is maintained for maintenance and repair.
- (10) In the interests of satisfactory drainage.
- (11) To ensure the site is properly drained and surface water is not discharged into the foul sewerage system.
- (12) To maintain access to the watercourse.
- (13) To maintain the existing standard of flood protection offered to the site.
- (14) To protect the water environment and to protect future users of the development.
- (15) To prevent pollution of the water environment.
- (16) To protect and conserve the aquatic environment.

(17/18) In the interests of the free and safe use of the highway.

DATED: 05 JANUARY 1999

Signed.....
Head of Planning Services



Address to which all communications should be sent:-

Planning Services
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

KIRKLEES METROPOLITAN COUNCIL

LANDSCAPING CODE OF PRACTICE NOTE 2

DETAILS REQUIRED FOR SCHEME FOR LANDSCAPING TREATMENT

- A. A schedule of all existing trees, shrubs, hedgerows on or bounding the site indicating their accurate location, height, spread and species and showing which are to be retained and those to be felled.
- B. A programme of tree management (felling and/or remedial surgery) for existing trees and replacement tree planting.
- C. A scheme for the planting of trees and shrubs giving details of species, planting distances and specifications, together with all areas to be seeded.
- D. Details of hard surfaces, including all levels, drainage and specifications.
- E. Details of proposed shaping and mounding of land areas including levels and contours to be formed including relationships to ground levels adjoining the site.

These details shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing.