

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:	2024/44/92949/E
Site Address:	Land off Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT
Description:	Discharge of conditions 9 (retaining walls), 17 (Phase II Report), 18 (remediation), 21 (coal mining), 23 (charging facilities), 24 (facing materials) and 27 (construction management plan) of previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping
Recommending Officer:	William Simcock

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.

Victor Grayson

AUTHORISED OFFICER

Date: 12/06/2025

Officer Report 2024/92949

Land off Bankwood Way, Birstall Retail Park

The application seeks discharge of conditions 9 (retaining walls), 17 (Phase II Report), 18 (remediation), 21 (coal mining), 23 (charging facilities), 24 (retaining wall facing materials) and 27 (construction management plan) of previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping.

Assessment

Condition 9 (retaining walls)

Condition wording:

9. Prior to any development commencing, the detailed design of retaining walls adjacent to highways shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location of the walls, and cross-sectional information together with details of their design and construction. The retaining walls shall be constructed in accordance with the approved details thereafter.

Reason: *In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP21, LP24 and LP52 of the Kirklees Local Plan.*

This pre-commencement condition is necessary to ensure measures to avoid increased risks to highway safety and adverse impacts upon the highway network are submitted and approved at an appropriate stage of the development process.

An approval in principle (AIP) for the design of a Road Safety Barrier to Woodhead Road was granted 22/01/2025. The AIP makes reference to the following plans:

- Proposed plan and sections 24062-SDS-00-XX-DR-C-3050
- Vehicle Restraint System to Woodhead Road 24185-SDS-00-SLDR-C-3030-PPS
- Site layout proposed utilities 24185-SDS-00-SL-DR-3023

The following documents were, however, submitted to the Local Planning Authority on 30/05/2025 and it is understood that a new application has been made for AIP, based on the following new plans:

- Proposed gabion wall sections, 24062-SDS-00-XX-DR-C-3050 T3
- Proposed gabion wall elevations, 24062-SDS-00-XX-DR-C-3051 T3
- Sections through proposed RC (reinforced concrete) walls, 24062-SDS-00-XX-DR-C-3052 T3, 3053 T3, 3054 T2, 3055 T3

The plans already submitted and approved for AIP purposes must therefore be treated as superseded. The more recent plans are at an early stage in the process of assessment for AIP and cannot be approved for planning purposes until a new AIP has been granted. This condition therefore cannot be discharged at this stage.

Condition 17 (Phase II Report)

Condition wording:

17. Groundworks (other than those required for a site investigation report) shall not commence until a supplementary Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.*

This pre-commencement condition is necessary to ensure that site contamination information is submitted and approved at an appropriate stage of the development process.

A Hazardous Ground Gas Risk Assessment authored by Sirius (May 2022, C8781/MB/9853) has been provided.

KC Environmental Health, in comments dated 17/12/2024, accepted the report. It is recommended that the submitted details be approved.

As condition 17 has no further requirements, it can be fully discharged.

Condition 18 (remediation)

Condition wording:

18. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (17), further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.*

The following documents have been received in support of the application to discharge Condition 18.

- A Strategy for Remedial and Preparatory Works authored by Sirius (May 2022, C8781/RS)

- A Combined Remediation Strategy, Drilling & Grouting Plan authored by Remada Geo Consultants (May 2024, 1080.07.03)

KC Environmental Health have examined the submitted documents and do not recommend that condition (18) be discharged at this stage, for the following reasons:

- There appears to be turnover of landfill material proposed, and additional information is required regarding the proposals.
- Furthermore, we expect ground gas monitoring to be conducted post-grouting/earthworks.
- The gas protection proposals have not been confirmed, and we would expect ground gas alarm systems to be implemented on sites of this nature.

The applicant was notified of these shortcomings on 06/03/2025, however an additional report addressing the above concerns, or justification for them, has not been supplied. The submission therefore remains deficient and an approval pursuant to condition 18 cannot be issued at this stage.

Condition 21 (coal mining)

Condition wording:

- 21. None of the development hereby approved shall commence until:*
- *A scheme of further intrusive investigations has been carried out on site to establish any risks posed to the development by past coal mining activity; and*
 - *Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*

The intrusive site investigations and remedial works shall be carried out in accordance with relevant UK guidance.

Reason: *To address unacceptable risks to human health and the environment arising from the legacy of coal mining activity and ground contamination, to accord with Policy LP53 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.*

This pre-commencement condition is necessary to ensure that coal legacy information is submitted and approved at an appropriate stage of the development process.

The following documents, submitted with this application, are deemed to be relevant to the intrusive site investigations and remedial works relating to the site's coal mining legacy:

- Site Layout - Formation Levels and Ground Improvement Plan (24062-SDS-00-SL-DR-C-3019-T3)
- Supplementary Coal Mining Investigation (Ref. C8781/AW/9824 dated March 2022)

- Strategy for Remedial and Preparatory Works (Ref. C8781/RS, dated May 2022)
Pg 2/7 32824089v1
- Hazardous Ground Gas Risk Assessment (Ref. C8781/MB/9853 dated May 2022)
- Specification for the Drilling and Grouting of Shallow Mine Workings (Ref. SDL4050, dated May 2022)
- Combined Remediation Strategy, Drilling & Grouting Plan (Report No: 1080.07.02 dated May 2024)

The following reports have already been submitted and are included again for reference:

- Combined Phase 1 and Phase 2 Ground Investigation Report, by Curtins (dated 12/05/2021)
- Sirius Coal Mining Risk Assessment (Rev B dated 28/10/2021)
- Lidl Birstall Ground Engineering etc Philosophy (09-148-DOC003A)
- G B Card and Partners letter (Rev 1 dated 29/10/2021)
- Technics Topographical Survey Drawing (5038-1120-01B_Final)
- G B Card and Partners letter (dated 11/12/2020)
- Geo-Environmental Assessment, by Delta Simons (dated 24/07/2018)

The Mining Remediation Authority consider the first part of condition 21 to have been satisfactorily addressed, however they do not recommend that the condition be discharged because of the lack of evidence that works to remediate coal mining legacy affecting the site have been implemented.

Notwithstanding the above advice, it is noted that condition 21 is a compliance condition. It does not require anything to be submitted to or approved by the Local Planning Authority. It is recommended that the applicant be reminded of this.

Condition 23 (charging facilities)

Condition wording:

Before the electrical system required as part of the development hereby approved is installed, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- *A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof*
- *At non-residential developments, the requirement for one standard electric vehicle charging point for at least 10% of parking spaces may initially be reduced to one charging point for*

at least 5% of parking spaces with the remainder provided at an agreed trigger point.

- *For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be acceptable.*
- *The electrical supply of the final installation shall allow the charging equipment to operate at full rated capacity.*
- *The installation must comply with all applicable electrical requirements in force at the time of installation.*

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: *In the interest of supporting and encouraging the use of low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.*

A plan has been submitted showing the location of 12 parking spaces with electric vehicle (EV) charging points, reference 7404-00-8050. The submitted covering letter confirms that the charging points would provide 7kW of power. As a starting point, it is generally recommended that 10% of all unallocated parking spaces be equipped with EV Charging facilities (which would in this case imply 17). In this instance, the EV Chargers would be of the rapid type, so a smaller number is deemed sufficient. KC Environmental Health have examined the proposal and confirmed that both the number and technical details are acceptable. The details are recommended for approval.

It is recommended that the applicant be reminded of the final part of condition 23, which states:

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational.

The proposed EV charging points are not indicated as being for the exclusive use of either one of the two proposed buildings on site. The installation of the approved charging points and their being made operational, before any building is brought into use, would ensure compliance with the initial requirements of the condition. Their subsequent retention would ensure ongoing compliance with the condition.

Condition 24 (retaining wall facing materials)

Condition wording:

24. Prior to any development commencing, details of facing materials of the retaining wall to the south-eastern boundary alongside Bankwood Way shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall be constructed in accordance with the approved facing materials thereafter.

Reason: *In the interests of create an attractive setting of the development in accordance with Policy LP24 of the Kirklees Local Plan.*

This pre-commencement condition is necessary to ensure that information regarding materials is submitted and approved at an appropriate stage of the development process.

A plan, Proposed Boundary Treatments – Planning (7404-SMR-00-ZZ-DR-A-2008-A3-C9) has been submitted which confirms that a brick finish would be used for retaining walls in ‘Red Ashington Multi’. This is considered suitable for the site and is recommended for approval.

The construction of the proposed retaining walls using the approved facing materials will discharge the condition. It is recommended that the applicant be reminded of the final part of condition 24, which states:

The retaining walls shall be constructed in accordance with the approved facing materials thereafter.

Condition 27 (construction management plan)

Condition wording:

27. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall provide:

- a timetable of all works;*
- details of the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks;*
- details of vehicle sizes and routes, times of vehicle movements, and identify the location of any HGV waiting areas and include details of the management of said areas;*
- details the parking of vehicles of site operatives and visitors;*
- details and locations of signage;*
- details loading and unloading of plant and materials;*
- details of storage of plant and materials used in constructing the development;*
- details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing;*
- measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;*

- *measures to control and monitor the emission of dust and dirt during construction;*
- *a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;*
- *details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);*
- *details of artificial lighting used in connection with all construction related activities and security of the construction site;*
- *site manager and resident liaison officer contact details (including their remit and responsibilities);*
- *details of engagement with local residents and occupants or their representatives; and*
- *measures to minimise the risk of harm to/ensure the protection of protected and notable species present at the site and those habitat features to be retained through the works, and to ensure the control/management of invasive species (including information on key working methods, timings and monitoring measures.*

The development shall be carried out strictly in accordance with the approved Construction Management Plan and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of nearby properties, in the interests of highway safety, to protect wildlife, and in accordance with guidance within the National Planning Policy Framework and Policies LP21, LP24 and LP30 of the Kirklees Local Plan.*

This pre-commencement condition is necessary to ensure that information regarding construction management is submitted and approved at an appropriate stage of the development process.

The following has been submitted pursuant to condition 27:

- A Construction Method Statement, lacking a full reference number but denoted Issue 1, by Jeremy Dodd dated 21/06/2024, with the original documents
- A Construction Method Statement by Sirius, reference SR4444a, dated February 2025, which provides further details
- An addendum to the Construction Method Statement, reference SR4444b/CMS, dated May 2025

KC Highways Development Management viewed the originally-submitted Construction Method Statement and expressed no concerns. The subsequent statement and addendum were, however, requested by officers to provide additional details that were absent from the original statement but were listed as requirements of the condition.

The matters dealt with are commented on individually and will refer to statement reference SR4444a unless stated otherwise:

- *a timetable of all works*

Appendix B sets out a detailed programme of works, which it anticipates would commence July 2024 and finish February 2025. These dates are now past, but it is considered that the submitted information contains enough information to be able to interpret the Construction Method Statement.

- *details of the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks, and a plan showing the access route as part of a site layout plan.*

Part 1.3 sets out in detail all aspects of construction access. Drawing SR4990/SLP/01 within Appendix A shows access routes within the site and shows that the existing access to the Centre 27 Business Park is to be used. The original statement additionally confirms that the delivery route to the site would be the M621 then Bankwood Way. The submitted details do not mention visibility splays at the junction, but as the junction is already constructed, laid out and surfaced to current standards, this omission is not considered significant.

- *details of vehicle sizes and routes, times of vehicle movements, and identify the location of any HGV waiting areas and include details of the management of said areas*

Part 1.3 confirms that HGVs are expected to access the site. It does not provide further details on size of vehicles. However, it confirms that the site gate will be set back to allow HGVs to park off the road whilst the gate is opened to avoid the possibility of disrupting other road users. Other than this there are to be no HGV waiting areas. It also confirms that the delivery of construction materials, plant and equipment shall be restricted to approved working hours unless in exceptional circumstances. Owing to the lack of objection by KC Highways Development Management, the level of detail provided for this part of the condition is considered adequate.

- *details the parking of vehicles of site operatives and visitors*

There is to be an on-site car park within the site compound, the layout of which is set out in Appendix A, drawing SR4444a/SLP/01.

- *details and locations of signage*

The statement confirms that safe walking routes for pedestrians from the car park to the offices will be adequately marked and signed. Relevant warning signs will be posted on the site boundary. Details of the signage, e.g. text size and colour, is not included, but as KC Highways Development Management have not expressed concerns about this, it is considered that the level of information provided is adequate.

- *details loading and unloading of plant and materials*

Details of this are set out in part 2.2. All loading / unloading is to take place within a designated loading/unloading area within the site compound as shown on drawing SR4444a/SLP/01.

- *details of storage of plant and materials used in constructing the development*

Part 2.7 deals with materials storage. Wherever possible, a policy of delivering materials direct to their place of use will be adopted. Where this is not possible, or a stock of materials is required, clearly designated storage areas will be established, secured and signed accordingly.

- *details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing*

Details of this are included in part 1.6. Fencing is proposed to be a minimum of 1.8m in height and will be inspected regularly. There is no mention of decorative displays or facilities for public viewing. It is assumed that the developer does not consider these to be necessary, and – given the nature of the development, its location, and the likely duration of the construction works – officers agree that public viewing facilities are not essential to make the development acceptable in planning terms.

- *measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site*

The statement confirms that the compound will be hard-surfaced to reduce the potential for the creation of mud and debris. Site haul routes will be maintained and graded to reduce the build-up of mud and debris. The highway adjacent to the site will be regularly inspected and swept if necessary.

- *measures to control and monitor the emission of dust and dirt during construction*

Mobile water bowsers and sprayers are to be made available to dampen unpaved haul roads and working areas.

- *a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works*

A policy of reduce-reuse-recycle will be actively promoted, an accurate record kept of all waste disposed of from the site, and all non-planning regulatory requirements complied with. Whilst this information does not amount to a comprehensive site waste management plan, it is considered adequate, given the scale and nature of the development.

- *details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries)*

Part 6.4 sets out in detail measures to be taken to minimise effects arising from noise or vibration. These include the use of modern, relatively quiet and well-maintained equipment, the use of noise-attenuating hoardings, and avoidance of unnecessary noise such as engines idling between operations.

- *details of artificial lighting used in connection with all construction related activities and security of the construction site*

The CMS Addendum confirms that no artificial lighting is to be used. This is accepted.

- *site manager and resident liaison officer contact details (including their remit and responsibilities)*

Part 1.3 of the CMS Addendum provides the following information:

- The project has not yet been resourced, we can confirm contact details for site manager and liaison officer once we are in contract and a start date has been established.
- Site Manager and Resident Liaison Officer (RLO) will convey planned construction activities with residents, ensuring they are informed about upcoming work, potential disruptions and address any concerns beforehand.
- The Site Manager will ensure safety compliance, minimise disruption to residents, adhere to regulations and deal with complaints and enquiries.
- This Site Manager will be named at the site entrance, with a contact number.

While the above does not provide the information specified in this part of condition 27, for this particular development this information is considered sufficient at this stage.

- *details of engagement with local residents and occupants or their representatives*

At the beginning of the remedial works Sirius site management will contact neighbouring properties (residential and commercial) to illustrate the enabling works, listen to any potential concerns they have and agree an acceptable working method. Contact details will be shared and communication between all parties will be encouraged. The Supplementary CMS contains details of how complaints will be dealt with.

- *measures to minimise the risk of harm to/ensure the protection of protected and notable species present at the site and those habitat features to be retained through the works, and to ensure the control/management of invasive species (including information on key working methods, timings and monitoring measures)*

The CMS Addendum confirms that the recommendations made in both the Ecological Impact Assessment Report by Tyler Grange, dated 26/03/2021 and Arboricultural Report by AWA Tree Consultants, dated March 2021 will be complied with. The Ecological Impact Assessment report found no evidence of invasive species on site.

It is considered that the submitted information is adequate for the purposes of this condition. It is recommended that the details are approved.

The implementation of the development strictly in accordance with the approved construction management information throughout the construction process will discharge the condition. It is recommended that the applicant be reminded of the final part of condition 27, which states:

The development shall be carried out strictly in accordance with the approved Construction Management Plan and no change there from shall take place without the prior written consent of the Local Planning Authority.

Conclusion

Approval of details can be issued in respect of conditions 17 (Phase II Report), 23 (charging facilities), 24 (retaining wall facing materials) and 27 (construction management plan).

No approval needs to be (or can be) issued pursuant to condition 21 (coal mining).

No approval can be issued pursuant to conditions 9 (retaining walls) and 18 (remediation), given what has been submitted.

Recommendation: Split decision

Report Dated: 09/06/2025

Proposed Decision Letter Text

Condition 9 (retaining walls)

An approval in principle (AIP) for the design of a Road Safety Barrier to Woodhead Road was granted 22/01/2025. The AIP makes reference to the following plans:

- Proposed plan and sections 24062-SDS-00-XX-DR-C-3050
- Vehicle Restraint System to Woodhead Road 24185-SDS-00-SLDR-C-3030-PPS
- Site layout proposed utilities 24185-SDS-00-SL-DR-3023

The following documents were, however, submitted to the Local Planning Authority on 30/05/2025 and it is understood that a new application has been made for AIP, based on the following new plans:

- Proposed gabion wall sections, 24062-SDS-00-XX-DR-C-3050 T3
- Proposed gabion wall elevations, 24062-SDS-00-XX-DR-C-3051 T3
- Sections through proposed RC (reinforced concrete) walls, 24062-SDS-00-XX-DR-C-3052 T3, 3053 T3, 3054 T2, 3055 T3

The plans already submitted and approved for AIP purposes must therefore be treated as superseded. The more recent plans are at an early stage in the

process of assessment for AIP and cannot be approved for planning purposes until a new AIP has been granted. This condition therefore cannot be discharged at this stage.

Condition 17 (Phase II Report)

You have submitted a Hazardous Ground Gas Risk Assessment authored by Sirius (May 2022, C8781/MB/9853) pursuant to condition 17.

Details set out in the above report are considered acceptable for the purpose of condition 17, and are hereby approved.

As condition 17 has no further requirements, it is hereby fully discharged.

Condition 18 (remediation)

You have submitted the following documents pursuant to condition 18.

- A Strategy for Remedial and Preparatory Works authored by Sirius (May 2022, C8781/RS)
- A Combined Remediation Strategy, Drilling & Grouting Plan authored by Remada Geo Consultants (May 2024, 1080.07.03)

KC Environmental Health have examined the submitted documents and do not recommend that condition (18) be discharged at this stage, for the following reasons:

- There appears to be turnover of landfill material proposed, and additional information is required regarding the proposals.
- Furthermore, we expect ground gas monitoring to be conducted post-grouting/earthworks.
- The gas protection proposals have not been confirmed, and we would expect ground gas alarm systems to be implemented on sites of this nature.

You were notified of these shortcomings on 06/03/2025, however an additional report addressing the above concerns, or justification for them, has not been supplied. The submission therefore remains deficient and an approval pursuant to condition 18 cannot be issued at this stage.

Condition 21 (coal mining)

The following documents, submitted with this application, are deemed to be relevant to the intrusive site investigations and remedial works relating to the site's coal mining legacy:

- Site Layout - Formation Levels and Ground Improvement Plan (24062-SDS-00-SL-DR-C-3019-T3)
- Supplementary Coal Mining Investigation (Ref. C8781/AW/9824 dated March 2022)

- Strategy for Remedial and Preparatory Works (Ref. C8781/RS, dated May 2022)
Pg 2/7 32824089v1
- Hazardous Ground Gas Risk Assessment (Ref. C8781/MB/9853 dated May 2022)
- Specification for the Drilling and Grouting of Shallow Mine Workings (Ref. SDL4050, dated May 2022)
- Combined Remediation Strategy, Drilling & Grouting Plan (Report No: 1080.07.02 dated May 2024)

The following reports have already been submitted and are included again for reference:

- Combined Phase 1 and Phase 2 Ground Investigation Report, by Curtins (dated 12/05/2021)
- Sirius Coal Mining Risk Assessment (Rev B dated 28/10/2021)
- Lidl Birstall Ground Engineering etc Philosophy (09-148-DOC003A)
- G B Card and Partners letter (Rev 1 dated 29/10/2021)
- Technics Topographical Survey Drawing (5038-1120-01B_Final)
- G B Card and Partners letter (dated 11/12/2020)
- Geo-Environmental Assessment, by Delta Simons (dated 24/07/2018)

The Mining Remediation Authority consider the first part of condition 21 to have been satisfactorily addressed, however they do not recommend that the condition be discharged because of the lack of evidence that works to remediate coal mining legacy affecting the site have been implemented.

Notwithstanding the above advice, it is noted that condition 21 is a compliance condition. It does not require anything to be submitted to or approved by the Local Planning Authority. No approval needs to be (or can be) issued pursuant to condition 21.

Condition 23 (charging facilities)

You have submitted a plan showing the location of 12 parking spaces with electric vehicle (EV) charging points, reference 7404-00-8050. The submitted covering letter confirms that the charging points would provide 7kW of power.

These details are considered acceptable, and are hereby approved.

Please be reminded of the final part of condition 23, which states:

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational.

Condition 24 (retaining wall facing materials)

You have submitted a plan, Proposed Boundary Treatments – Planning (7404-SMR-00-ZZ-DR-A-2008-A3-C9), which confirms that a brick finish would be used for retaining walls in 'Red Ashington Multi'.

These details are considered acceptable for the purpose of condition 24, and are hereby approved. Please be reminded of the final part of condition 24, which states:

The retaining walls shall be constructed in accordance with the approved facing materials thereafter.

Condition 27 (construction management plan)

You have submitted the following pursuant to condition 27:

- A Construction Method Statement, lacking a full reference number but denoted Issue 1, by Jeremy Dodd dated 21/06/2024, with the original documents
- A Construction Method Statement by Sirius, reference SR4444a, dated February 2025, which provides further details
- An addendum to the Construction Method Statement, reference SR4444b/CMS, dated May 2025

The details set out in the above-listed documents are considered acceptable for the purpose of condition 27, and are hereby approved. Please be reminded of the final part of condition 27, which states:

The development shall be carried out strictly in accordance with the approved Construction Management Plan and no change there from shall take place without the prior written consent of the Local Planning Authority.