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Planning Development

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15th April 2025

APPLICATION TO DISCHARGE CONDITIONS 3 & 4 FOR ERECTION OF CAFE, FORMATION OF CAR PARK, BIN/RECYCLING AND FOOD STORAGE COMPOUNDS, VIP POD, CHILDREN'S PLAY AREA WITH COVER AND ASSOCIATED LANDSCAPING

AT: LU'S PLACE, MELTHAM MILLS INDUSTRIAL ESTATE, MELTHAM, HOLMFIRTH, HD9 4DS

LPA REF: 2023/93798

Dear Sir or Madam,

This application seeks to discharge conditions 3 and 4 on the above planning permission.

Condition 3 states:

Before the hereby approved play area as outlined on drawing no. (23239)1_Site Plan Rev B is brought into use, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the control measures that will be taken to ensure that excessive noise does not arise from the use of the property. The approved noise management plan shall be implemented before use of the play area commences and retained thereafter.

Reason: *To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.*

A Noise Impact Assessment has been produced by Environmental Noise Solutions Ltd and is submitted with this application to discharge Condition 3.

Condition 4 states:

Prior to development commencing, an Arboricultural Method Statement with Tree Protection Plan in accordance with British BS5837 shall be submitted to, and approved in writing by, the Local Planning

Authority. The approved Arboricultural Method Statement & Tree Protection Plan shall be implemented for the entirety of the construction phase of the development hereby approved.

Reason: *This pre-commencement condition is required to ensure there will be no damage to the surrounding trees from the storage of materials or accidental damage during the construction phase and to accord with Policies LP24 and LP33 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework*

An Arboricultural Method Statement has been produced by JCA Ltd and is submitted with this application to discharge Condition 4.

We hope that this information is now sufficient to discharge Conditions 3 and 4

Please contact us if you have any questions or matters to discuss.

Yours Faithfully

Nick Willock MRTPI MRICS

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