



23rd April 2025

Kirklees Council Planning and Development
Service
PO Box 1720
Huddersfield
HD1 9EL

Dear Sir / Madam,

**RE: THE CHARTIST, 74, COMMERCIAL ROAD, SKELMANTHORPE, HUDDERSFIELD, HD8 9DS
Condition 1, 2, 3, 5, 7, 8, 9, 12, 13, 14, 15, 17, 18
PP-13965733**

Please find enclosed an application for the discharge of planning conditions at the above mentioned site. The application seeks approval of details for Conditions 1, 2, 3, 5, 7, 8, 9, 12, 13, 14, 15, 17, 18 attached to the outline planning consent 2023/60/92551/E.

Taking each of the conditions in turn I can advise the following:

Condition 1

Approval of the details of appearance, scale and landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before development is commenced.

A reserved matters application has now been submitted under portal reference PP-13965203 and is awaiting validation.

Condition 2

Plans and particulars of the reserved matters referred to in Condition 1 above, relating to appearance, scale and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

A reserved matters application has now been submitted under portal reference PP-13965203 and is awaiting validation.

Condition 3

Application for approval of any reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

A reserved matters application has now been submitted under portal reference PP-13965203 and is awaiting validation. This application is in line with the time requirements of the outline consent.

Condition 5

Notwithstanding the submitted plans, details of the soft and hard landscaping to the front of the dwelling must be submitted, and approved, at reserved matters stage.

As noted above, 25 5740 101 - LANDSCAPE PROPOSALS (REV 0) - 04.04.25 has been submitted as part of the application package to provide details of the landscape for the scheme.

T 01924 383322
E Info@jrpassoc.co.uk
W jrpassoc.co.uk

JRP Associates
14 Mariner Court
Calder Park, Wakefield, WF4 3FL

Condition 7

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Condition 8

Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 7 groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Condition 9.

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 8 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.

In response to these conditions, please find enclosed the following document for your consideration:

- *The Chartist - Phase 2 Report - 8229R001 SI REPORT*

This builds upon the originally considered report (Phase I Desktop Study) listed with the outline documentation.

Condition 12

Before construction work commences a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic and commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

a) Determine the existing noise climate.

a) Predict the noise climate in living rooms and gardens (daytime), bedrooms (nighttime) and other habitable rooms of the development.

b) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

In response to this condition, please find enclosed the following document for your consideration:

NIA-11846-25-12075-v1 Commercial Road (002)

Condition 13

Prior to the commencement of the superstructure of the dwellings hereby approved, a plan detailing the positioning, location and specification of four bat roosting features, two sparrow terraces and 13 x 13cm holes at the bases of fence panels or boundary features to facilitate the movement of hedgehog across the site shall be submitted to and approved in writing to the local

authority. The above features should be installed to the manufacturers specification and retained thereafter as detailed in the approved plans.

Please refer to the accompanying Site Layout as noted below:

- 24 5740 01 - SITE LAYOUT (REV B) & LANDSCAPE - COLOUR 09.04.25

This plan identifies the position of four bat roosting features, two sparrow terraces and 13 x 13cm holes at the bases of fence panels or boundary features to facilitate the movement of hedgehog across the site

Condition 14

A finalised and detailed Arboricultural Method Statement (AMS), based on the Outline Arboricultural Method provided (appendix 3 of WC-192.1a), must be submitted, and approved, at reserved matters stage.

In response to this condition, please find enclosed the following document:

- WC-388.1b The Chartist Inn - Arboricultural Method Statement

Condition 15

A finalised / dimensioned Tree Protection Plan, must be submitted, and approved, at reserved matters stage.

In response to this condition, please find enclosed the following drawing for consideration:

- WC-388.1b The Chartist Inn - Arboricultural Method Statement Appendix 3 and Appendix 4

Condition 17

Prior to the occupation of the dwellings, an integral bird box (Schwegler 'woodcrete' type or similar) shall be located away from sources of light and be sited at least 4 metres above ground level. The bird boxes shall be provided prior to first occupation of the dwellings and thereafter be retained.

Please refer to the accompanying Site Layout as noted below:

- 24 5740 01 - SITE LAYOUT (REV B) & LANDSCAPE - COLOUR 09.04.25

This plan identifies the position of *integral bird boxes required for the development.*

Condition 18

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of a 2.0m wide footway to the Commercial Road frontage of the development site as shown on drawing number 23/908/03d, construction specification, surfacing, drainage and kerbing and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into



use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development.

Please refer to the accompanying Site Layout as noted below:

- 24 5740 01 - SITE LAYOUT (REV B) & LANDSCAPE - COLOUR 09.04.25
- 8229_39A Site Access Details

This identifies the 2m footway to Commercial Road frontage.

I trust the above and attached is sufficient to validate and consider the application. However should you have any comments or require any additional information, please do not hesitate to contact me.

Yours sincerely,

Redacted

Vikki Sykes
Managing Director
John R Paley Associates

T 01924 383322
E Info@jrpassoc.co.uk
W jrpassoc.co.uk

JRP Associates
14 Mariner Court
Calder Park, Wakefield, WF4 3FL