

Kirklees Council,  
Planning and Development,  
PO Box 1720

Date: 02.01.2025

Dear Sir/Madam

**Ref: Application to Discharge planning conditions 12, 13, 14 and 18 attached to the planning permission 2023/62/91345/E for the development of a single-storey building with rooftop plant area at Dewsbury and District Hospital, Halifax Road, Dewsbury, West Yorkshire, WF13 4HS.**

A conditions application has been submitted to discharge the following planning conditions attached to permission 2023/62/91345/E.

The details of the conditions and the information submitted to discharge the conditions are listed below.

#### Condition 12

*Before the building is first brought into use, a management and maintenance scheme for the drainage strategy hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall thereafter be operated in accordance with the approved management and maintenance scheme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.*

To discharge condition 12, please find enclosed the Drainage Management and Maintenance Plan (ref: 10060-D4S-XX-XX-RP-C-00002 Drainage Management and Maintenance Plan).

#### Condition 13

*Prior to the hereby approved development being brought into use, 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 meet at least the following minimum standard for numbers and power output:*

*One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-residential parking spaces.*

*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.*

As part of the NHS Trust's ongoing commitment to sustainability and low-emission transport, the Trust is implementing a phased strategy to expand and improve electric vehicle (EV) charging infrastructure across the hospital estate.

In line with this strategy, a number of EV charging points have been installed and are fully operational in the accessible parking area adjacent to the main entrance of the Riding Building. These charge points are available for staff, patients, and visitors, and support the Trust's wider EV provision for the hospital site.

The Theatre Building forms an extension to the existing hospital and therefore benefits from the shared infrastructure across the wider site. The EV chargers installed as part of the broader Trust programme are considered to satisfy the requirements of this condition.

Further details and specifications can be found in the submitted document '*Conditions-of-Use—Electric-Vehicle-Charge-Points-at-MYTT-V1.3*' and on the Trust's website at: <https://www.midyorks.nhs.uk/evchargers>.

## Condition 14

*No site clearance works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately before the site is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.*

To discharge condition 14, please find enclosed a snippet from Amy Berry, Senior Ecologist that confirmed a nesting bird check was conducted prior to any site clearance. Guidance was followed during the clearance and no birds or nests were harmed.

The nesting bird check was conducted this morning on 14<sup>th</sup> August 2023.

No nesting birds were observed in trees T3 and T4 during the survey. These must be removed within 48 hours following the survey.

Tree T1 in the car park had already been removed prior to the survey. All trees should be checked for nesting birds prior to removal.

Kind regards

Amy Berry  
Senior Ecologist

## Condition 18

*Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.*

To discharge condition 18, please find enclosed the Remediation report (ref: GEO104074 REPORT\_Darwin Group, Dewsbury Hospital R001).

If you require any further information, please let me know.

Yours faithfully,

Platt

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