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Paul Kemp
Acting Assistant Director
Investment & Regeneration

Date: 05-Oct-2016
Our Ref: 2016/44/91482/E

Dear Sir

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Discharge of conditions 20 (bat roost and bird nesting) and 21 (lighting scheme) on
application 2014/91628 for erection of 85 dwellings and associated infrastructure
Land north of Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DX
Application Number: 2016/44/91482/E**

I write with reference to your application to discharge the conditions for the above development as submitted on 16-May-2016.

Condition 20

The condition requires bat and bird boxes to be integral to the buildings, i.e. incorporated within the structure and not surface mounted. Further detail is required to demonstrate that this will be achieved. The submitted information is insufficient regarding the design of the bird boxes, and the numbers of boxes in total should be increased to 25 % of buildings with a bat or bird box.

Sufficient information will include specification of particular bird box designs, together with a description of how they will be installed, as well as location, height and aspect.

This information can be submitted as part of the current application. A new application to discharge this condition will not be required.

Condition 21

It is accepted that the design of the streetlights has been agreed by Highways Officers for the purposes of s38 of the Highways Act. It is understood that the lighting was designed in accordance with advice from the Council's Ecologist at the time. In such circumstances those details will be acceptable for the purposes of condition 21.

Yours faithfully

John Ritchie
Senior Planning Officer