



Enquiries to: Anthony Monaghan

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Date: 16-Sep-2019
Our Ref: 2019/91911

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 conditions 7 (Phase II Intrusive Site Investigation Report), 11 (bats), 12 (bats) on previous permission 2017/91596 for change of use of barn to 2 dwellings, erection of rear extension to existing cottage, demolition of existing cattle shed, erection of tractor and hay store and alterations to layout Egypt Farm, Cliffe Lane, Gomersal, BD19 4EU
Application Number: 2019/91911**

I write with reference to your application to discharge the conditions for the above development as submitted on 06-Jun-2019.

Condition 7 (contamination / unstable land)

You have submitted the following:

A Phase 2 Geo-environmental Report by Haigh Huddleston and Associates, Ref: E17/7349/R002A this acceptable for the purposes of condition 7. However, for clarification, conditions 8, 9 and 10 require the submission of a remediation strategy, remediation of the site in accordance with the strategy and a validation report to be submitted to and approved in writing by the Local Planning Authority.

Condition 11 (method statement for minimising risk to roosting bats)

You have submitted the following:

A Method Statement Ref: ARCL-MWA-XX-XX-RP-A-0001. The report must state that a suitably qualified ecologist will be contacted in the instance of bats being found, which it fails to do. Therefore, the report will need to be amended and I am unable to discharge

condition 11 at this stage. Please submit the updated report within 21 days from the date of this decision letter, quoting discharge of condition reference no. 2019/91911.

Condition 12 (method statement for proposed bat mitigation measures)

You have submitted the following:

A Method Statement Ref: ARCL-MWA-XX-XX-RP-A-0001 has been submitted and reviewed by the Council's Ecologist. The report is considered acceptable for the purposes of condition 12 providing that the development is carried out in accordance with the proposals set out in Section 3 of the Report.

Yours faithfully,

Anthony Monaghan,

PP Team Leader