



Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

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Nicola Mannion,
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Wakefield
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Date: 27-Apr-2020
Our Ref: 2020/90564

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of condition 23 (lighting design strategy) of previous permission
2016/93688 for erection of 97 dwellings along with associated access, drainage
works, landscaping and public open space
Redrow Homes Development, Burton Acres Lane, Kirkburton, HD8 0QR
Application Number: 2020/90564**

I write with reference to your application to discharge the conditions for the above development as submitted on 21-Feb-2020.

Condition 23 requires a lighting design strategy for the areas of public open space within the site that is designed to mitigate the impact on nocturnal species of wildlife (including bats).

Drawing number 6513RevA has been submitted with respect of this condition.

You have previously advised that the site is to be delivered in two phases.

I can confirm that the details provided are acceptable for phase 1 (i.e. the development shown on the submitted plan). Condition 23 will be discharged (in respect of phase 1) upon completion of phase 1 in accordance with the approved details. Please be reminded of the requirement set out in condition 23 to retain the approved and implemented lighting.

A further application detailing the lighting for the open space within the southernmost part of the site will be necessary when phase 2 comes forward. It is this open space which is the most ecologically sensitive for nocturnal species.



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Yours faithfully

D. Wordsworth

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Team Leader for Major Development