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Date: 06-Oct-2022
Our Ref: 2022/92599

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 conditions 9 (noise), 13 (EDS) on previous permission 2021/91975 for redevelopment of Croft House Surgery with demolition of existing 2 storey flat roof car port/office building, alterations to existing building to form 4 residential units and erection of 2 dwellings (within a Conservation Area)
Croft House Surgery, 1145, Manchester Road, Slaithwaite, Huddersfield, HD7 5JY
Application Number: 2022/92599**

I write with reference to your application to discharge the conditions for the above development as submitted on 02-Aug-2022.

APPROVE

Condition 9

The following has been submitted:

- Assessment of the Existing Noise Climate and Sound Insulation authored by DRUK Limited dated 06 December 2021, Ref DRUK/ACC/RS/JGFCSMRS/3028.

Section 7.1 contains details of construction specifications including window frames and means of ventilation. The report concludes that the sound insulation measured detailed in the report would be sufficient to ensure that the internal noise climate within the dwellings would be within acceptable standards.

The findings of the report are accepted. The full implementation of the works set out in the report (in particular Section 7.1), and their subsequent retention, will ensure compliance with the condition.

Condition 13

The following has been submitted:

An Ecological Design Strategy (EDS) by Middleton Bell Ecology (ref: MBE/OTH/2021/12/02) dated 26th July 2022, which includes the following measures:

- Lighting strategy;
- Installation of bat box and 2 x Swift boxes;
- Planting of one new tree, a 15m length of hedgerow comprising five native species, and six blocks of ornamental planting including lavenders, heathers and sedums;
- Hedgehog holes in fence separating the two rear gardens and within the western plot on the Bradley Brook side.

The EDS is considered acceptable and is hereby approved. The implementation of the EDS in accordance with the approved details and subsequent retention of all features in that manner thereafter will ensure compliance with the condition.

Yours faithfully

Mathias Franklin
Head of Planning and Development