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Date: 21-Jul-2023  
Our Ref: 2023/90035

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 3,4,5,10,12,13,14,15,16,18 on previous permission 2021/94165  
for erection of four dwellings with ancillary garages and associated landscaping  
works (within a Conservation Area)  
Land adj, 7, West Lane, Gomersal, BD19 4DL  
Application Number: 2023/90035**

I write with reference to your application to discharge the conditions for the above development as submitted on 04-Jan-2023.

**Decision Text**

**Condition 3 – Materials**

You have provided the following:

Drawing number “101950.01 Rev” confirming the proposed materials will be that of natural Welsh slate and walling of the dwellings being “Coursed, light coloured natural stone, with ashlar lintels and detailing.

These materials are considered acceptable and condition 3 is **PART DISCHARGED** pending the dwellings being constructed with these agreed facing and roofing materials.

**Condition 4 – Electric vehicle charging**

You have provided:

*A Wallpod: EV Homesmart EV data showing a Type 2, Mode 3 charging socket with either 3.6kW (16amp) (for the EVHS2010 model) or 7.2kW (32amp) (for the EVHS2020 model) charging speeds.*

This specification satisfies the technical requirements of Condition 4 and is **PART DISCHARGED** (pending the EVCP's being installed in each dwelling).

### **Condition 5 – Phase 1 desk study**

You have provided:

*Phase 1 & 2 Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated November 2022 (ref: E21/7885/R001)*

The report is in the format of a combined Phase 1 and Phase 2 report and includes geotechnical information, which is outside the remit of Environmental Health. The Phase 1 aspect of the Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated November 2022 (ref: E21/7885/R001) is considered acceptable for the purpose of discharging Condition 5.

This condition is **DISCHARGED** in respect of the Phase 1 aspect.

### **Condition 10 - Footway**

You have provided:

*Kerbing plan (E21/7885/036A)  
Surface treatment plan (E21/885/035B)  
Road Safety Audit (MAL/WLGRSA1.2Rev2)*

Highways section 38 team have confirmed that these details are acceptable. This condition is **PART DISCHARGED** pending the approved details being implemented and completed.

### **Condition 12 – Boundary treatments**

You have provided:

*Information that boundary walls are to be constructed in natural stone with natural stone copings  
An untitled document dated 16<sup>th</sup> March 2023*

The untitled document states *“the boundary wall is to be built 1100mm high from 215mm and 100mm coursed natural reclaimed stone 300mm wide overall complete with reclaimed natural stone rounded copings of radius 125mm”*.

These materials are considered acceptable and condition 12 is **PART DISCHARGED** (pending the boundary walling being constructed in accordance with the approved details).

### **Conditions 13, 14 & 15 – Bat roosts survey & mitigation**

You have provided:

*A letter dated 2<sup>nd</sup> October 2022 from Lobo Ecology*

The document from Lobo Ecology submitted in support of the discharge of conditions 13, 14 and 15 details that no bat roosts are present within the site and therefore the proposed works will have no impacts on roosting bats.

These conditions are **DISCHARGED**.

### **Condition 16 - Biodiversity Enhancement Management Plan (BEMP)**

You provided:

*2022001.2 revised June 2023*

The BEMP is acceptable and this condition is **PART DISCHARGED** pending requirements of the plan being strictly adhered to.

### **Condition 18 – Landscaping**

You have provided:

*Soft Landscaping Specification (MR23-038/101 Rev A)*

The proposed landscaping plan is acceptable and this condition is **PART DISCHARGED** (pending the approved landscaping being implemented and completed).

Yours faithfully

Mathias Franklin  
Head of Planning and Development