Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Nicole Helliwell

Graham Normington,
James Totty Partnership LLP
38, Wilkinson Street
Sheffield
S10 2GB

Kirklees Direct
Tel: 01484 221000
Email: nicole.helliwell@kirklees.gov.uk

Date: 07-Sep-2023
Our Ref: 2023/91248

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 (landscaping), 4 (Phase II Site Investigation Report), 5 (Remediation Strategy), 9 (retaining walls) on previous permission 2021/94474 for erection of single storey extension and formation of additional parking spaces (within a Conservation Area)
Cherry Tree Surgery, 132, Upper Commercial Street, Batley, WF17 5DH
Application Number: 2023/91248

I write with reference to your application to discharge the conditions for the above development as submitted on 25-Apr-2023.

Condition 3 – Landscaping
The following has been submitted:
- Landscape Masterplan (reference no. 1406-003 revision A, dated October 2022)

In conclusion, it is considered that the proposed landscaping details are acceptable for the purposes of condition 3. The condition will be formally discharged on the completion of the development in accordance with the approved scheme.

Condition 4 - Phase II Site Investigation Report
The following has been submitted:
- Performance Specification for Grout Stabilisation of Coal Mine Workings (Reference no. LM22220-DYSE-XX-ZZ-SP-C-0001 Rev. P02, dated 19th July 2023)
- Commercial Gas Assessment (Reference no. GRO-22384-4552, dated 21st June 2023)
- Letter from The Coal Authority (Reference no. 27039, dated 26th July 2023)
- Geo-Environmental Appraisal (Reference no. GRO-22384-4134, dated February 2023).

This information is still being considered by KC Environmental Health and therefore condition 4 cannot be discharged.

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Condition 5 - Remediation Strategy

The following has been submitted:

- Performance Specification for Grout Stabilisation of Coal Mine Workings (Reference no. LM22220-DYSE-XX-ZZ-SP-C-0001 Rev. P02, dated 19th July 2023)
- Commercial Gas Assessment (Reference no. GRO-22384-4552, dated 21st June 2023)
- Letter from The Coal Authority (Reference no. 27039, dated 26th July 2023)
- Geo-Environmental Appraisal (Reference no. GRO-22384-4134, dated February 2023). This information is still being considered by KC Environmental Health and therefore condition 5 cannot be discharged.

Condition 9 – Retaining Walls

The following has been submitted:

- External Works (reference no. 20 A, October 2022)

The submitted details are considered acceptable for the purposes of Condition 9 and therefore the condition can be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development