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Date: 21-Jun-2023
Our Ref: 2023/91251

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 6 (parking), 7 (retaining walls/ structures), 8 (wastes), 9 (bat box) 10 (evc), 11 (Phase I Desk Study Report), 17 (drainage) on previous permission 2021/90209 for erection of detached dwelling
adj, 18, Wells Road, Thornhill, Dewsbury, WF12 0LE
Application Number: 2023/91251

I write with reference to your application to discharge the conditions for the above development as submitted on 26-Apr-2023.

We accept the information provided with respect to condition 8 (waste), condition 11 (Phase 1) and condition 17 (drainage) submitted 26/04/2023 and consider these conditions to have been satisfactorily discharged.

There is insufficient information and the appropriate additional submissions have not been made to Highways with regards to conditions 6 (parking – the provision of an agreed TRO) or 7 (retaining walls/structures – the provision of an agreed AIP),

Although no details regarding the bat box were provided and given the wording of the condition specifies the action must be carried out without a requirement for detail upfront, providing the bat box is installed upon completion, the requirements of the condition 9 (bat box) would be considered to have been met.

Condition 10 regarding the provision of EVC charging can only be considered to have been discharged when the development is completed with the EVC charge point in situ <u>and</u> retained thereafter.

Yours faithfully

Mathias Franklin
Head of Planning and Development