



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

Enquiries to: Katie Chew

Ellis Williams Architects
Wellfield
Chester Road
Preston Brook
WA7 3BA

Kirklees Direct
Tel: 01484 221000
Email: Katie.chew@kirklees.gov.uk

Date: 30-Jun-2023
Our Ref: 2023/91555

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 conditions 3 (contamination/presence of coal), 4 (bat and bird boxes), 5 (great crested newts) on previous permission 2022/93143 for demolition of existing storage shed and erection of Animal Centre and associated workshop teaching space at Taylor Hill Centre, Close Hill Lane, Newsome, Huddersfield, HD4 6LE.

**Taylor Hill Centre, Close Hill Lane, Newsome, Huddersfield, HD4 6LE
Application Number: 2023/91555**

I write with reference to your application to discharge the conditions for the above development as submitted on 23-May-2023.

Condition 3 (contamination/presence of coal)

No supporting information has been submitted to discharge this condition and therefore this condition shall remain in place until the development is completed.

It should be noted that this is a precautionary condition and will only require details to be submitted "*In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development*".

Condition 4 (bat and bird boxes)

You have submitted the following information in support of this application:

- Biodiversity Enhancement Plan dated February 2023, undertaken by MAB Environment & Ecology Ltd, received 25th May 2023.

I can confirm that the submitted details are acceptable, although it is noted that the condition does have an ongoing requirement in that these boxes and terraces are to be installed prior the first use of the building and once installed shall be retained for the lifetime of the development.

Condition 5 (great crested newts)

You have submitted the following information in support of this application:

- Email dated 6th March 2023 from Mr. Giles Manners from MAB Environment & Ecology Ltd, received 25th May 2023.

I can confirm that the submitted details are acceptable, although it is noted that as the season progresses, newts will migrate and therefore may be found within the site, should this be the case contractors should be advised to be mindful of this and to contact MAB Environment & Ecology Ltd for further advice should any be found.

Yours faithfully

Mathias Franklin
Head of Planning and Development