



Kirklees Council
Planning and Development Service
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Date: 19-Aug-2024
Our Ref: 2023/93370

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 3 (materials), 5 (lighting), 6 (bird boxes), 9 (evc), 10-14 (Phase 1/2 Report), 18 (external materials) on previous permission 2023/90299 for demolition of two dwellings and erection of two detached dwellings with two detached garages
22 & 24, Prospect Terrace, Hightown, Liversedge, WF15 6PW
Application Number: 2023/93370**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Nov-2023.

Condition 3 – External Walling and Roofing Materials

This condition is not a pre-commencement condition, nor does it require details to be submitted. The development should be carried out in accordance with the requirements of the condition.

Condition 5 – Lighting

The following has been submitted:

- Exterior Lighting Survey and Design Calculation Report (dated 9th November 2023, reference no. 186)

The submitted details are considered acceptable for the purposes of the condition 5. The condition will be discharged by the installation of the lighting in accordance with the approved strategy.

Condition 6 – Bird and Bat Boxes

The following has been submitted:

- Bird Box and Bat Box Locations (dated 14th November 2023)

The bat boxes and Sparrow Nest Boxes to be installed are acceptable for the purposes of condition 6. This condition will be discharged by their installation prior to occupation of the development, and retention thereafter.

Condition 9 – Electric Vehicle Charging Point

The following has been submitted:

- Planning Conditions (dated 14th November 2023)
- Electrical Charging Unit Specification (dated 14th November 2023).

KC Environmental Health accept the proposals for the EVCP given in the documents provided. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

Condition 10 – Phase I Desk Study Report

The following has been submitted:

- Engineering Desk Study by Soil and Structures (dated 2nd May 2023, reference no. 20297 V02)

The submitted details are considered acceptable for the purposes of condition 10 and therefore the condition can be discharged.

Condition 11 – Phase II Intrusive Site Investigation Report

The following has been submitted:

- Planning Conditions (dated 14th November 2023)
- Email from Soil and Structures (dated 2nd October 2023).

The submitted details are considered acceptable for the purposes of the Condition 11 and therefore the condition can be discharged.

Condition 12 – Remediation Strategy

The following has been submitted:

- Remediation Strategy by Soil and Structures (dated 29th February 2024, reference no. 20297 V01)

The submitted details are considered acceptable for the purposes of the Condition 12 and therefore the condition can be discharged.

Conditions 13 and 14 – Remediation & Verification Report

KC Environmental Health advise that conditions 13 and 14 must remain until further notice. Upon completion of the remediation works in accordance with the agreed remediation strategy, a verification report must be produced and submitted to the LPA for review and comments. At which point, Environmental Health should be consulted regarding the discharge of these conditions.

Condition 18 - External Materials

The following has been submitted:

- 'Walling Stone and Roofing Slate Detail' (dated 14th November 2023)
- Email (Dated 19th August 2024)

In conclusion, it is considered that the proposed walling and roofing materials are acceptable for the purposes of condition 18. However, condition 18 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

Yours faithfully

Mathias Franklin
Head of Planning and Development