

Enquiries to: Victor Grayson

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Date: 18/01/2024
Our Ref: 2023/93697

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 27 (Noise Impact Assessment) and 28 (ventilation scheme)
of previous permission 2021/92086 for erection of 277 residential dwellings and
associated infrastructure and access**

Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX

Application Number: 2023/93697

I write with reference to your application to discharge the conditions for the above development as submitted on 14/12/2023.

Condition 27 (Noise Impact Assessment) and condition 28 (ventilation scheme) –
You have submitted the following documents pursuant to conditions 27 and 28:

- Noise Assessment – Condition 27 and 28 (Sharps Redmore, ref: R2-26.10.22-Bradley Villa Farm Condition 27&28-2019711-GJK, 22/11/2023)
- Ventilation Strategy Statement (Redrow, December 2023)

Details set out in the above-listed documents are considered acceptable for the purposes of conditions 27 and 28, and are hereby approved. However, please be reminded of the further requirements and stipulations of conditions 27 and 28, which are:

Condition 27 – Prior to the first occupation of any specified dwelling hereby approved all works specified for that dwelling in the approved Noise Impact Assessment shall be carried out in full and such works shall thereafter be retained.



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Planning and Development Service
PO Box 1720
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HD1 9EL

Condition 28 – Prior to the first occupation of any specified dwelling hereby approved the ventilation scheme specified for that dwelling shall be provided in full and such works shall thereafter be retained.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development