



Kirklees Council  
Planning and Development Service  
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Date: 05-Jul-2024  
Our Ref: 2024/91338

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 and 4 (materials), 5 (boundary treatments), 6 (Phase I Desk Study Report), 11 (bat/bird boxes) on previous permission 2023/92732 for demolition of existing dwellings and erection of two detached dwellings  
10 & 12, Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA  
Application Number: 2024/91338**

I write with reference to your application to discharge the conditions for the above development as submitted on 10-May-2024.

Condition 3 – Materials

This condition is not a pre-commencement condition, and no details are required to be submitted, therefore does not need to be discharged.

Condition 4 – Materials

- Supporting Document (dated 13<sup>th</sup> May 2024)

It is considered that the proposed walling and roofing materials are acceptable for the purposes of condition 4. However, condition 4 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

Condition 5 – Boundary Treatments

- Site Plan (ref. 001 revision A, dated April 2024)

- Supporting Document (dated 13<sup>th</sup> May 2024)

The submitted details are not acceptable at this time and therefore it is recommended that Condition 5 remain until further notice.

Condition 6 – Phase I Desk Study Report

- Phase I Environmental Desk Study Report (Ref. C4313\_24\_E\_6607\_PO-2954, dated 23<sup>rd</sup> April 2024)

KC Environmental Health accept the Phase 1 Environmental Desk Study Report and recommend the discharge of Condition 6. The applicant is reminded that all other contaminated land conditions remain.

Condition 11 – Bat and Bird Boxes

- Site Plan (ref. 001 revision A, dated April 2024)

The submitted details are considered acceptable for the purposes of condition 11. This condition will be discharged by their installation prior to occupation of the development, and retention thereafter.

Yours faithfully

Mathias Franklin  
Head of Planning and Development