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Date: 09-Sep-2024  
Our Ref: 2024/91815

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 details reserved by conditions 4 (materials), 5 (boundary treatments), 6 (Phase I Desk Study Report), 11 (noise), 15 (Bat Box), 17 (Arboricultural Method Statement) on previous permission 2023/93178 for demolition of existing dwelling and erection of 2 detached dwellings with integral garages  
672, Bradford Road, Birkenshaw, BD11 2EE  
Application Number: 2024/91815**

I write with reference to your application to discharge the conditions for the above development as submitted on 27-Jun-2024.

Condition 4 – Materials

The following information has been submitted:

- Photograph of Materials (dated 27<sup>th</sup> June 2024)
- Email (dated 29<sup>th</sup> July 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

The following information has been submitted:

- Boundary Plan (ref. (01020)-P600, dated 22<sup>nd</sup> May 2024)
- Email (dated 29<sup>th</sup> July 2024)

In conclusion, it is considered that the proposed boundary treatment details are acceptable for the purposes of condition 5. However, condition 5 can only be fully discharged when

the boundary treatments are constructed and maintained in accordance with the details approved.

#### Condition 6 – Phase I Desk Study Report

The following information has been submitted:

- Phase One Desk Study & Coal Mining Risk Assessment, authored by Rogers Geotechnical Services Ltd (RGS) (dated 5<sup>th</sup> June 2024, ref. C4182/24/E/6397)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 6 and therefore the condition can be discharged. However, ground gas and groundwater monitoring to be undertaken as part of any intrusive investigation.

#### Condition 11 – Noise

The following has been submitted:

- Noise Impact Assessment authored by Acoustic Solutions (dated 20<sup>th</sup> June 2024, Ref. AS24-V4)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 11. However, KC Environmental Health recommend the condition is not discharged until all mitigation measures within the Noise Impact Assessment are implemented and retained thereafter.

#### Condition 15 – Sparrow House and Bat Box

The following information has been submitted:

- House Sparrow Nest Box (dated 27<sup>th</sup> June 2024)
- Boundary Plan (reference no. (0102)-P600 rev. A, dated 5<sup>th</sup> September 2024)
- Bird Box Location Plan (dated 27<sup>th</sup> June 2024)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 15. This condition will be discharged by their installation prior to occupation of the development, and their retention thereafter.

#### Condition 17 – Arboricultural Method Statement

The following information has been submitted:

- Arboricultural Method Statement' (dated 25<sup>th</sup> June 2024, reference no. 11907 Rev. 1)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 17 and therefore the condition can be discharged.

Yours faithfully

Mathias Franklin  
Head of Planning and Development