



Kirklees Council
Planning and Development Service
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Date: 13-Sep-2024
Our Ref: 2024/91837

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 3 (Landscape Management Plan), 4 (Phase I Desk Study Report), 5 (Phase II Intrusive Site Investigation Report) on previous permission 2023/92161 for erection of 3 industrial units
Colne Vale Business Park, Colne Vale Road, Milnsbridge, HD3 4NY
Application Number: 2024/91837**

I write with reference to your application to discharge the conditions for the above development as submitted on 01-Jul-2024.

Condition 3

You have submitted the following: -

- Preliminary Ecological Appraisal Report Issue JCA Ref (21850/EIC) dated 22nd March 2024
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- Landscape and Ecological Management Plan Issue JCA Ref (21850a/EIC) dated 8th April 2024

The details submitted for this condition are considered to be acceptable, it is a requirement of this condition that the scheme be completed before the development is brought into use and retained thereafter.

Condition 4

You have submitted the following: -

- Phase 1 Environmental Desk Study Report authored by RGS dated 8th January 2024 (ref: C4013/23/E/6099)

Taking account of the response of the Environmental Health team and the content of the submitted Phase I report it is considered that the submitted Phase I is sufficient to enable the discharge of condition no.4 and this condition is therefore discharged.

Condition 5

You have submitted the following: -

- Phase II Interpretative Report authored by RB Geotechnical, dated May 2024 (ref: RBG392)

Taking account of the response of the Environmental Health team, the content of the submitted Phase II Interpretative Report and confirmation from the agent that there will be no soft landscaping is sufficient to enable the discharge of condition no.5 and this condition is therefore discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development