



Kirklees Council
Planning and Development Service
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Huddersfield
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Date: 29-May-2025
Our Ref: 2024/92016

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 details reserved by conditions 5 (materials), 6 (boundary treatment), 7 (Phase I Desk Top Study), 12 (bin storage/locations), 13 (evc) on previous permission 2023/93657 for erection of two detached dwellings with detached garages; alterations to public house with dwelling above to form one dwelling; erection of single and two storey extension to 201a Halifax Road Land Adjacent, The Shears, 201, Halifax Road, Hightown, Liversedge, WF15 6NR
Application Number: 2024/92016**

I write with reference to your application to discharge the conditions for the above development as submitted on 22-Jul-2024.

Condition 5 – Materials

The following information has been submitted:

- The Shears Inn - Condition Discharge Document (dated 22nd July 2024)

It is considered that the proposed walling and roofing materials are acceptable for the purposes of condition 5. However, condition 5 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

Condition 6 – Boundary Treatments

The following information has been submitted:

- Boundary Treatments, Bin Storage & Car Charge Locations' (reference no. 3571(0)15 rev. B, dated July 2024)

In conclusion, it is considered that the proposed boundary treatment details are acceptable for the purposes of condition 6. However, condition 6 can only be fully discharged when the boundary treatments are constructed and maintained in accordance with the details approved.

Condition 7 – Phase I Desk Study Report

The following information has been submitted:

- Phase 1 Environmental Desk Study Report by RGS (reference no. C4477/24/E/6835_Rev1, dated 14th February 2025)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 7 and therefore the condition can be discharged.

Condition 12 – Bin Storage/Locations

The following information has been submitted:

- Boundary Treatments, Bin Storage & Car Charge Locations' (reference no. 3571(0)15 rev. B, dated July 2024)

It is considered that the submitted details are acceptable for the purposes of discharging condition 12.

Condition 13 – Electric Vehicle Charging Points

The following information has been submitted:

- Boundary Treatments, Bin Storage & Car Charge Locations' (reference no. 3571(0)15 rev. B, dated July 2024)

KC Environmental Health accept the information provided and recommend the discharge of condition 13. However, the applicant is reminded that the EV units must be installed and fully operational prior to occupation and retained thereafter. Furthermore, approval under Building Regulations may be required.



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Yours faithfully

Mathias Franklin
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