



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Louise Bearcroft

Sam Ruthven,
Johnson Mowat Planning & Development
Consultants
Coronet House
Queen Street
Leeds
LS1 2TW

Kirklees Direct
Tel: 01484 221000
Email: louise.bearcroft@kirklees.gov.uk

Date: 19-Sep-2025
Our Ref: 2024/92837

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 of details reserved by conditions 4 (boundary treatments), 7 (estate roads) and 9 (highway condition survey) of previous permission 2024/91008 for variation conditions 1 (plans) and 3 (landscape) of previous Reserved Matters approval 2023/90909 pursuant to outline permission 2020/90436 for demolition of 1 dwelling and erection of residential development and associated works with details for access

**adj, 115, Westfield Lane, Wyke, BD12 9LY
Application Number: 2024/92837**

I write with reference to your application to discharge the conditions for the above development as submitted on 03-Oct-2024.

Condition 4 (Boundary Treatments)

You have submitted the following documents pursuant to condition 4:

- Fencing Layout. Drawing Ref 2023-018-002 Rev F
- Miscellaneous photographs of the site

I can confirm that the details are considered to be satisfactory for the purposes of Condition 4 and are hereby approved. However, be aware of the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The boundary treatments shall then be provided in full compliance with the approved details before any dwelling is occupied.

Condition 7 (estate roads)

You have submitted the following documents pursuant to condition 7:

- Section 38 General Arrangement Layout – Drawing ref 02.03 Revision J.

I can confirm that the details are considered to be satisfactory for the purposes of Condition 7 and are hereby approved. However, be aware of the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Condition 9 (highway condition survey)

You have submitted the following documents pursuant to condition 7:

- Existing Highway Condition Survey dated 20/09/2024.

I can confirm that the details are considered to be satisfactory for the purposes of Condition 9, and the condition is hereby discharged.

Yours faithfully,

Mathias Franklin
Head of Planning and Development