



Kirklees Council
Planning and Development Service
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HD1 9EL

Enquiries to: Liz Chippendale

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Date: 07-Oct-2025
Our Ref: 2024/92888

Dear 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 18 (EVCP), 19 (landscape), 20 (waste arrangements), 21 (bat and bird boxes) and 22 (boundary treatments) of permission 2023/92749 for variation condition 2 (plans and specifications) of previous permission 2020/94096 for erection of 21 dwellings and associated work
Century View, Phase 2, Swallow Lane, Golcar, HD7 4NB
Application Number: 2024/92888**

I write with reference to your application to discharge the conditions for the above development as submitted on 09-Oct-2024.

Condition 18 (EVCP)

The following details have been submitted pursuant to condition 18:

- Wall Charge 2 socketed datasheet
- EU Declaration of conformity for Sync EVEVS7xWC2Wall Charger 2 – 7.4k.w Socket
- Wall charger 2 installation guide
- EV Charging solutions and accessories product catalogue 2023

I can confirm that the submitted details are acceptable for the initial requirement of condition 18 and are hereby approved.

Notwithstanding the above, be aware that condition 18 has the below ongoing requirement which must be adhered to, to ensure ongoing compliance:

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Condition 19 (landscape)

The following details have been submitted pursuant to condition 19:

- Soft Landscape plan reference: 4127-2100 Rev N

The first requirements of the condition are that a landscape specification be provided, along with a management and maintenance strategy.

The submitted landscaping specification is considered acceptable. The management and maintenance strategy, while of limited detail, is on balance also considered acceptable as it is commensurate to the extent of landscaping. Conversely, the management and maintenance strategy only reference a 12 month monitoring period. This is contradictory to the requirement of the condition, which explicitly requires a five year monitoring period. Therefore, notwithstanding the submitted details, you are required to undertake the submitted management and maintenance strategy for a period of five years.

Subject to the above, the submitted details are considered acceptable for the initial requirements of condition 19 and are hereby approved.

As above, you are reminded that condition 19 has ongoing requirements which must be adhered to, to ensure ongoing compliance. These are:

The approved landscaping plan shall be implemented prior to the hereby approved development being brought into use. All planted materials shall thereafter be maintained for five years, and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Condition 20 (waste arrangements)

The following details have been submitted:

- Construction management plan reference: JHY-1356-CMP (Rev C)

The submitted plan indicates that the development will be constructed in one phase. Where dwellings become occupied prior to the completion, the temporary bin collection point will be available.

The details are considered satisfactory for the purpose of condition 20. As such, condition 20 is recommended for discharge.

Condition 21 (bat and bird boxes)

The following details have been submitted:

- Site layout plan reference: JHY-1354-200 Rev M

The submitted plan shows the location of 5 no. integrated bat boxes and 5 no. integrated bird boxes at a height of 4.65m from ground level on various dwellings within the site. The location and heights of the bat and bird boxes are considered acceptable.

However, the submission does not include details of the proposed type of bat/bird boxes proposed, which is an explicit requirement of condition 21.

Accordingly, the submitted details cannot be approved.

Condition 22 (boundary treatments)

The following details have been submitted:

- Materials Plan reference: JHY-1354-201 Rev D
- Proposed boundary treatments reference: 1956.B.01

The proposed submitted details show the retention and repair/build where necessary, of the existing stone boundary wall to the site's south and west boundaries. A 1.8m feather edged timber fence is proposed in front of the wall where indicated to enclose rear gardens. These details are considered acceptable.

However, the submitted details for the proposed internal walls are proposed as 'brick wall with timber screen'. Condition 22 specifies that the internal walls are to be artificial stone with a timber fence as shown on *plan* ref. '1956.01 Rev. AA'. Furthermore, no details of hedgehog holes are provided for rear garden fences; likewise, this is an explicit requirement of the condition.

As the submitted details do not accord with the specifications within the condition, the submitted details cannot be approved.

The submission of further information

Further details are required to discharge conditions 21 and 22. If the requested details are provided within six weeks of the date of this letter, they will be accepted as part of this application. Please quote 2024/92888 and send the details directly to liz.chippendale@kirklees.gov.uk.

After six weeks, a fresh Discharge of Condition application will be required to submit further details for consideration.



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Yours faithfully,

Mathias Franklin
Head of Planning and Development