



Kirklees Council
Planning and Development Service
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Date: 23-Dec-2024
Our Ref: 2024/93077

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 details reserved by conditions 15 (waste/recycling facilities), 16 (charging electric vehicles), 17 (landscaping), 18 (residential amenity) on previous permission 2020/91601 for change of use from agricultural land to Sui generis Drinking Establishment (previously A4) and erection of extensions and alterations Dunkirk Inn, 231, Barnsley Road, Lower Denby, Huddersfield, HD8 8TX
Application Number: 2024/93077**

I write with reference to your application to discharge the conditions for the above development as submitted on 28-Oct-2024.

DECISION NOTICE TEXT

Condition 15

The following details have been submitted:

- Cover letter
- Plan - DC01

KC Highways have been consulted on the above application and have confirmed that the details are acceptable for the purpose of condition 15.

Condition 16

The following has been submitted:

- Plan - DC01

The submitted drawings indicate four electric charging points would be installed in the car park of the site,

The applicant is reminded that the electric charging points are to be retained for the lifetime of the development.

Condition 17

The following has been submitted:

- Supporting document

Officers have reviewed the supporting documents which state:

‘There is no soft landscaping within the redline boundary because during the Planning process, the Planning Officer instructed that the red line boundary should not include the area to the rear of the building identified as kitchen garden or grassed area. It was advised that this could be used for these purposes without the need for Planning Approval. Following this, the redline boundary was reduced to the area immediately around the building, with a paved path for access purposes and a retaining wall to retain the higher land to the rear of the building’.

Officers consider this to be acceptable and no further details required.

Condition 18

The following details have been provided:

- Plan - DC02

The details provided have been reviewed with KC Environmental Health and are considered acceptable

Yours faithfully

Mathias Franklin
Head of Planning and Development