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Date: 22-Jan-2026  
Our Ref: 2024/93088

Dear Mr Dixon

**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, 6, 7 (drainage), 10 (construction environment management plan), 11 (Phase II site investigation), 15 (security), 16 (landscape) and 18 (EV charging) of previous permission 2023/92141 for refurbishment and improvement of Dewsbury Bus Station including hard and soft landscaping works  
Dewsbury Bus Station, Aldams Road, Dewsbury, WF12 8AR  
Application Number: 2024/93088**

I write with reference to your application to discharge the conditions for the above development as submitted on 29-Oct-2024.

This letter covers the approval of Condition 7 (Public sewerage infrastructure), Condition 11 (Phase II site investigation), and Condition 16 (Landscape).

Please see the letter dated 10/03/2025 in relation to the approval other conditions.

**Condition 7 (Public sewerage infrastructure)**

You have submitted a document entitled Build Over Exchange of Letters Agreement, reference: X114299 / BOE-2025-206, in which Yorkshire Water confirm conditional agreement to allow the sewer on site to be built over.

The submitted information is therefore considered acceptable for the purposes of this condition and is approved. Condition 7 is hereby discharged.

**Condition 11 (Phase II site investigation)**

You have submitted the following information pursuant to condition 11:

- Hazardous Gas Risk Assessment by Calabrian (01/07/2025, reference 7246/017/RJH/rjh)

The proposed details are hereby approved and condition 11 is discharged.

Condition 16 (Landscape)

The following has been submitted:

- General Arrangement, reference DBS-EUS-Z0-SL-DR-L-00001 P01
- Landscape Planting Plan, reference DBS-ECS-Z0-SL-DR-L-00002/00003 P01
- Maintenance Schedule reference DBS-ECS-Z0-SL-DR-L-00008 P01  
(all of the above by ECUS)
- Green roof maintenance schedule by SkyGarden

It is considered that the proposed details are sufficient to fulfil the purposes of the condition and are hereby approved.

Notwithstanding the above, you are reminded that condition 16 has the following ongoing requirements which must be adhered to, to ensure continued compliance with the condition:

*The approved details shall be implemented prior to units G.18, G.20 and G.21 (as indicated on document 'Proposed GA Plan' reference DBS-JSAZZ-ZZ-DR-A-02811) being brought into first permanent use and shall be so retained thereafter.*

Yours faithfully

Mathias Franklin  
Head of Planning and Development