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Date: 09-Jan-2025
Our Ref: 2024/93262

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 4 (Materials), 6 (Arboricultural Method Statement), 7 (Tree Protection Plan), 8 (Bat Boxes), 9 (Construction Schedule/Method Statement) on previous permission 2024/90206 for demolition of existing dwelling and erection of detached dwelling
Garden House, 13, Longlands Road, Dewsbury, WF13 4AB
Application Number: 2024/93262**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Nov-2024.

Condition 4 – Materials

The following information has been submitted:

- Planning Condition 4 (reference no. 23-907/241106, dated 6th November 2024)

It is considered that the proposed walling and roofing materials are acceptable for the purposes of condition 4. However, condition 4 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

Condition 6 - Arboricultural Method Statement

The following information has been submitted:

- Arboricultural Method Statement (reference no. 21557/a/TT, dated 21st October 2024)

In conclusion, it is considered that the submitted information is acceptable for the purposes of discharging condition 6.

Condition 7 - Tree Protection Plan

The following information has been submitted:

- Arboricultural Method Statement (reference no. 21557/a/TT, dated 21st October 2024)

In conclusion, it is considered that the submitted information is acceptable for the purposes of discharging condition 7.

Condition 8 – Bat Boxes

The following information has been submitted:

- Proposed Site Plan – Two Bat Roost Boxes (reference no. PC-01, dated 11/24)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 8. This condition will be discharged by their installation prior to occupation of the development, and their retention thereafter. However, KC Trees remind the applicant that the installation of the bat boxes must not be in a non-intrusive way. For example, not using hammer and nail but rather an adjustable strap or hung in a position where it will not swing against the protected trees causing friction damage.

Condition 9 – Construction Schedule/Method Statement

The following information has been submitted:

- Temporary Works Plan (reference no. PC-02, dated November 2024)
- Construction Schedule/Method Statement (reference no. 23-907/241106, dated 6th November 2024)

In conclusion, it is considered that the submitted information is acceptable for the purposes of discharging condition 9.

Yours faithfully

Mathias Franklin
Head of Planning and Development