Kirklees Council
Planning and Development Service
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Date: 01-Sep-2025
Our Ref: 2024/93377

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 6 (footpath), 8 (bin storage), 9 (drainage), 10 (FRA), 14 (ecology), 19 (construction management plan) on previous permission 2023/93097 for erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping
Land adj, 196, Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH
Application Number: 2024/93377

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

Conditions 8, 9 and 19 have already been discharged under application 2024/93377.

Condition 6 and 14 can be discharged at this time.

Condition 10 is not discharged and must remain until such time as matters can satisfactorily be addressed.

<u>Condition 6 (footpath)</u>

In support of the discharge of condition 6 the applicant has submitted:

- Section 278 Proposed Kerb Construction Layout And External Works Layout ref: “23066 - ARC - XX - XX - DR - C - 6200 - P3”
- Section 278 Proposed Levels, White Lining Details And Visibility Splay ref: “23066 - ARC - XX - XX - DR - C - 6201 - P1”
- 2 x Supporting letter from KC Highway Maintenance & Claims

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- External works proposed site levels. Ref: 23066 - ARC - XX - XX - DR - C - 6001 - P1

Following additional information, the highways officer has attended a site visit and as there is a substantial level difference behind the footway, Highways Development Management have no objection to the discharge of condition 6.

Condition 6 can therefore be discharged at this time.

Condition 10

The details submitted to discharge Condition 10 are still under review. On receipt of the appropriate information, a letter will be issued in due course.

Condition 14 – Ecology

In support of the discharge of condition 14 the applicant has submitted:

- Proposed Site Plan ref: 23-023-SK03

The applicant's agent has also provided an email which confirms the following timetable for implementing the ecological enhancements which is as follows:

- Swift box - 8/10/25
- Bat box - 8/10/25
- Hedgehog holes - 15/09/25

KC Ecology have reviewed the information and are satisfied that the plan shows the appropriate location and design for swift box, bat boxes and hedgehog holes and details a timetable for their implementation. Condition 14 can therefore be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development