

Enquiries to: Elenya Jackson

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Date: 12-Feb-2025  
Our Ref: 2024/93526

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 3 (facing materials), 7 (floor levels), 9 (walls and fences), 10 (risk assessment), 15 (land stability), 16 (noise), 18 (renewable energy) on previous permission 2023/90582 for erection of 2 detached dwellings adj, 18B, Cowlersley Lane, Cowlersley, Huddersfield, HD4 5TY  
Application Number: 2024/93526**

I write with reference to your application to discharge the conditions for the above development as submitted on 18-Dec-2024.

The following has been submitted:

- N/A

The condition requires details to be submitted to and left on site for inspection. No details or material specifications have been provided to support the application and therefore the condition cannot be discharged at this time.

Condition 7

The following has been submitted:

- Sheet 1 of 1 site levels

It is considered that, the plans show the existing site levels but not the proposed with the dwellings in situ; therefore, the plan do not satisfy the full requirement of condition 7 and it cannot be discharged.

### Condition 9

The following has been submitted:

- Proposed site plan

The details provided are considered acceptable for the purpose of condition 9.

### Condition 10

The following has been submitted:

- Phase 2 Geoenvironmental report

No Phase 1 report has been provided as stipulated by condition 10.

Therefore, the details provided are not considered sufficient for the purpose of condition 10 and it cannot be discharged at this time.

### Condition 15

The following has been submitted:

- Phase 2 Geoenvironmental report

Based on the information provided, officers consider that the report is acceptable for the consideration of the Local Planning Authority. However, the applicant is reminded that, in accordance with paragraph 197 of the NPPF, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

### Condition 16

The following has been submitted:

- Noise Assessment authored by RP Acoustics dated 30 October 2024 Ref CDIS/1315/24/382 V1.0

The findings of the report are considered acceptable for the purpose of condition 16; however, the condition cannot be fully discharged until the mitigation measures are implemented on site and retained for the lifetime of the development.

### Condition 18

The following has been submitted:



- N/A

Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

As no details have been provided, condition 18 cannot be discharged at this time.

As all conditions have not been satisfied as part of this application, a further application will be required to satisfy outstanding matters.

Yours faithfully

Mathias Franklin  
Head of Planning and Development