



Kirklees Council
Planning and Development Service
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HD1 9EL

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Date: 16-Jun-2025
Our Ref: 2025/91052

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 13 (parking and access), 14 (cycle shelters), 15 (EVC points) on previous permission 2023/93486 for reconfiguration of building, re-orientation of car-parking and service yard, erection of a noise barrier and external alterations at Shawcross 170, Churwell Vale, Shawcross Business Park, Dewsbury, WF12 7RD
Shawcross 170, Churwell Vale, Shawcross Business Park, Dewsbury, WF12 7RD
Application Number: 2025/91052**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Apr-2025.

Condition 13 – Parking and Access

You have submitted the document titled 'Condition 13 - Photographic Evidence of Parking and Access' pursuant to condition 13. This document includes images of the access points and parking areas although this is not depicted on a site plan to demonstrate the extent of area nor does it include details of the surfacing, as required by condition 13.

Condition 13 is a prescriptive condition which does not need to be discharged. It does not require that any details be provided, to demonstrate compliance or otherwise. It simply sets a required standard. It therefore cannot be discharged.

Furthermore, and notwithstanding the above comments, based on the details provided, officers have insufficient evidence to say that the condition's requirement has been adhered to.

Condition 14 – Travel Plan

Pursuant to condition 14, you have submitted:

- Cover Letter – Batch 3 dated 1st April 2025
- ‘Condition 15 - Photographic Evidence of Cycle Shelters’

The submitted information is inadequate, and fails to comply with the requirements of condition 14. Of note, condition 14 includes the following requirements:

- contact details for the travel plan coordinator
- the provision of bus/train information;
- membership of the WYCA Travel Plan Network
- car sharing facilities – this is mentioned within the submitted cover letter however it outlines that there will not be car sharing facilities. Car sharing facilities should be provided and outlined within the full travel plan.
- the introduction of working practices to reduce travel demand

The cover letter refers to specific details and information included within the Travel Plan submitted alongside the full application (ref: 2023_11_22_31201_Issue_v1.1).

That document was assessed at application stage, and identified as a framework travel plan. While that was adequate for determining the application, condition 14 requires a full and specific detailed travel plan, which has not been submitted with this application.

Condition 14 must therefore remain and cannot be discharged at this time.

Condition 15 – Electric Vehicle Charging Points

Pursuant to condition 15, the applicant has provided the documents titled:

- ‘Condition 15 - Photographic Evidence of Cycle Shelters’
- ‘Condition 15 - Photographic Evidence of Electrical Vehicle Charging Points’
- Cover Letter – Batch 3 dated 1st April 2025

The photographs of cycle shelters are not relevant to this condition.

The submitted cover letter refers to a Site Layout ref: 1111-EA-A-P004B which has not been submitted with this application. It also details that there would be 18 electrical vehicle charging points on the site which meets the 10% minimum standard and also confirms the charging points would supply at least 16A (3.5kW).

These above details appear satisfactory for the requirement of condition 15 and demonstrate compliance with the condition.



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Notwithstanding the above, it should be noted that condition 15 is a prescriptive planning condition that cannot, and need not, be discharged. It sets a required standard that must be adhered to. It does not require that any details be provided, to demonstrate compliance or otherwise, and therefore cannot be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development