



June 2025

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

Dear Sir/Madam

DISCHARGE OF CONDITION APPLICATION
relating to Egg Production Unit at Bradley Villa Farm – Ref: 2023/92887

I hereby submit a discharge of condition application in respect to the aforementioned development.

This submission seeks to discharge conditions 9 - 15, 19 - 21, 23 - 24 in respect of the creation of an Egg Production Facility at Bradley Villa Farm – 2023/92887. Please find overview details of the information provided for each condition below.

Condition 9 – Cycle Parking

Condition 9 of the approval secured details of the provision of covered and conveniently-located cycle parking for use by staff and visitors.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. Site Layout - 1362-01-SK-10
2. Outdoor Lockable Bike Store Specification.

Overall, it is clearly demonstrated that the requirements of condition 9 are secured through the documents submitted. As such, Condition 9 can be discharged on the above basis.

Condition 10 – EV Charging

Condition 10 of the approval secured details of the provision of the dedicated facilities to be provided for charging electric vehicles.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. Site Layout - 1362-01-SK-10 – Type of EV Charging noted on Key.

Overall, it is clearly demonstrated that the requirements of condition 10 are secured through the documents submitted. As such, Condition 10 can be discharged on the above basis.

Condition 11 – Waste Management Plan

Condition 11 of the approval secured details of the storage and access for collection of wastes from the development.

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Registered in ENGLAND No: 05271142

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. Waste Management Plan (Section 1 & 2).
2. Site Layout - 1362-01-SK-10.

Overall, it is clearly demonstrated that the requirements of condition 11 are secured through the documents submitted. As such, Condition 11 can be discharged on the above basis.

Condition 12 – Temporary Surface Water Drainage

Condition 12 of the approval secured details of a scheme detailing temporary surface water drainage for the construction phase (after soil and vegetation strip).

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. 2489-01r1a Drainage Strategy.

Overall, it is clearly demonstrated that the requirements of condition 12 are secured through the documents submitted. As such, Condition 12 can be discharged on the above basis.

Condition 13 – Foul and Surface Water Drainage Strategy

Condition 13 of the approval secured details of a scheme detailing foul, surface water and land drainage.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. 2489-01r1a Drainage Strategy.

Overall, it is clearly demonstrated that the requirements of condition 13 are secured through the documents submitted. As such, Condition 13 can be discharged on the above basis.

Condition 14 – 1:100 Year Storm Event Drainage

Condition 14 of the approval secured details of an assessment of the effects of 1 in 100 year storm events (with an additional allowance for climate change, blockage scenarios and exceedance events) on drainage infrastructure and surface water run-off.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. 2489-01r1a Drainage Strategy

Overall, it is clearly demonstrated that the requirements of condition 14 are secured through the documents submitted. As such, Condition 14 can be discharged on the above basis.

Condition 15 – Intrusive Ground Report

Condition 15 of the approval secured details of a Phase II Intrusive Site Investigation Report.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. Given the building exists as does the majority of the drainage and the external works are limited it is maintained that an intrusive ground investigation is not required. An

updated Preliminary Geoenvironmental Investigation (4929/1) by Lithos is submitted confirming this point.

Overall, it is clearly demonstrated that the requirements of condition 15 are secured through the documents submitted. As such, Condition 15 can be discharged on the above basis.

Condition 19 – Materials

Condition 19 of the approval secured details of all external materials to be used.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. Proposed Elevations - 1362-01 SK-14

Overall, it is clearly demonstrated that the requirements of condition 19 are secured through the documents submitted. As such, Condition 19 can be discharged on the above basis.

Condition 20 – Landscaping

Condition 20 of the approval secured details (including sections and details of levels) of all boundary treatments (including gates), and any retaining walls and gabions.

Details required to discharge the condition in 2023/92887 are submitted as follows;

1. Site Layout - 1362-01-SK-10

Overall, it is clearly demonstrated that the requirements of condition 20 are secured through the documents submitted. As such, Condition 20 can be discharged on the above basis.

Condition 21 – Lighting

Condition 21 of the approval secured details of the provision of external lighting designed to avoid harm to residential amenity, increased highway safety risk, risk of creating opportunities for crime and anti-social behaviour, and disturbance to wildlife.

Details required to discharge the condition in 2023/92887 are submitted as follows;

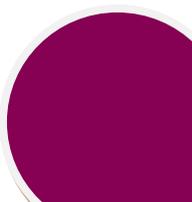
1. Lighting Site Layout - DWG25-775-001
2. Taurus Lighting Specification Sheet.

Overall, it is clearly demonstrated that the requirements of condition 21 are secured through the documents submitted. As such, Condition 21 can be discharged on the above basis.

Condition 23 & 24 – Biodiversity Net Gain

Condition 23 of the approval secured details of a Biodiversity Net Gain assessment and Condition 24 secured a Biodiversity Gain Plan (BGP) to demonstrate how the Biodiversity Net Gain approved pursuant to condition 23 would be achieved, and when and how measures to achieve the Biodiversity Net Gain would be implemented, and how such measures would be maintained and monitored for a period of no less than 30 years.

Details required to discharge the condition in 2023/92887 are submitted as follows;



1. FE290 – Biodiversity Impact Assessment Report
2. FE290 – Statutory Biodiversity Metric Calculation Tool.

Overall, it is clearly demonstrated that the requirements of conditions 23 & 24 are secured through the documents submitted. As such, Condition 23 & 24 can be discharged on the above basis.

All directly relevant plans, documents and reports are appropriately named and submitted for consideration of Kirklees Council and consultees. Other plans previously approved can be provided upon request.

I trust that you have all the information required but if you require anything further in the meantime, please do not hesitate to contact the undersigned.

Yours Sincerely,

J. Dunbavin

**Jonathan Dunbavin BSc MCD MRTPI
Director**

