



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

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Date: 12-Nov-2025  
Our Ref: 2025/92614

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 (noise), 10 (delivery management plan) on previous permission 2025/91841 for variation of condition 2 (plans and specifications) on previous permission 2024/93177 for change of use from office building to residential apartments and associated alterations  
Dixon Hall And Co Ltd, Grafton Street, Batley, WF17 6AR  
Application Number: 2025/92614**

I write with reference to your application to discharge the conditions for the above development as submitted on 17-Sep-2025.

Condition 4

The applicant has submitted the following information:

- Residential Noise Assessment authored by Nova Acoustics dated 21 May 2025 Ref NP-012659 Rev01

KC Environmental Health have reviewed the submitted information and confirmed the details were suitable for the discharge of the condition. The condition can be discharged providing the development is constructed in accordance with the details and mitigation set out and retained in perpetuity.

Condition 10



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The applicant has submitted the following information:

- Delivery Management Plan, authored by Unitech Industries, dated September 2025.

The document was assessed by KC Highways DM. They objected section 2.2 of the Delivery Management Plan due to the intensification of the machinery used within the shared access in reference to the use of forklifts, telehandlers and cranes.

Given the safety implications of machinery present during kerb-side deliveries through the residential site, it is not possible to discharge condition 10 and a new application will be required.

Yours faithfully

Mathias Franklin  
Head of Planning and Development