



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

Enquiries to: William Simcock

Catalina Tudor,
GWP Architecture
03.01 Tower Works, 2 Globe Road
Leeds
LS11 5QG

Kirklees Direct
Tel: 01484 221000
Email: william.simcock@kirklees.gov.uk

Date: 09-Mar-2026
Our Ref: 2025/92683

Dear Mrs Tudor

**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 17 (landscaping), 18 (solar array) and 21 (tree T10/bats) on previous permission 2024/91760 for erection of 19 dwellinghouses with associated car parking, landscaping and boundary treatment and other associated works

Land adj Healey Junior Infants and Nursery School, Healey Lane, Healey, Batley, WF17 8BN

Application Number: 2025/92683

I write with reference to your application to discharge the conditions for the above development as submitted on 24-Sep-2025.

Condition 17 (landscaping)

The following has been submitted:

- Landscape Layout, reference 101 Rev L, submitted 20/02/2026
- Planting plan, reference 201-202 (sheets 1-2) Rev E, submitted 27/01/2026
- Landscape Management Plan, reference 4622 501, submitted 24/09/2025

All of the above are prepared by TPM Landscape.

It is considered that the proposed details are sufficient for the purposes of condition 17 and are hereby approved.

Notwithstanding the above, you are reminded that condition 17 has the following ongoing requirements which must be adhered to, to ensure continued compliance with the condition:

All landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Condition 18 (renewable energy generation)

A drawing, reference 2405-GWP-00-00-D-A-(90)-0005 by CWPA Chartered Architects has been submitted. This shows a solar array installed on each dwelling (eight no. per dwelling, all on either the south-western, south-eastern or east-south-eastern elevation) and also an air source heat pump to be installed to the rear of each dwelling.

The details submitted are considered acceptable for the purposes of condition 18 and are hereby approved.

Notwithstanding the above, the condition has the following ongoing requirement which must be adhered to, to ensure continued compliance with the condition:

The approved solar array or other measures shall be installed before the dwelling to which they relate is first brought into use and thereafter retained as such.

Condition 21 (removal of T10)

The following has been submitted:

- An explanatory note on the application form stating that the T10 tree was removed by the previous developer.
- A photograph purportedly showing the stump of the tree, submitted 24/09/2025.
- An updated Arboricultural Report by JCA Ltd, reference 22019/AJB, undated except for the year (2025). In the appendix, Tree Descriptions and Recommendations, the entry for tree T10 says: "This tree could not be located and is presumed to have been removed," submitted 20/11/2025
- An updated Tree Constraints Plan, submitted 20/11/2025.
- Details of a tree-mounted bat box (Schwegler 2F), submitted 20/02/2026.
- Landscape scheme, reference 101 Revision M, submitted 06/03/2026.
- Information about how the bat box is to be installed, submitted 20/02/2026.

Given it has been removed, it is no longer possible to ascertain whether T10 had bat roost potential, but it is considered that the provision of one additional bat box on T11, as shown on plan 101 revision M, in addition to the bat box proposed for T9 that was shown on earlier versions of the plan, would adequately compensate for any potential bat roosting sites that may have been lost.

Whilst the wording of the condition has not been fully complied with, it is considered that the information provided in respect of additional bat box provision is acceptable for the purposes of condition 21 and is hereby approved.

Notwithstanding the above, you are reminded that the condition has the following ongoing requirement which must be adhered to, to ensure continued compliance with the condition:

“ . . . the compensatory bat roost feature(s), if applicable, shall be installed before any new dwelling is occupied and thereafter retained”.

Further to the above, you are advised that if tree T10 contained a bat roost at the time it was removed, and a licence from Natural England was not obtained, this action would have been in breach of the Wildlife and Countryside Act. The approval of details in respect of this condition does not amount to confirmation that an offence has not been committed.

Yours faithfully

Mathias Franklin
Head of Planning and Development