



Kirklees Council
Planning and Development Service
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Date: 20-Nov-2025
Our Ref: 2025/92692

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 (Phase II Intrusive Site Investigation Report), 4 (Remediation Strategy), 5 (accordance with Remediation Strategy), 6 (Verification Report), 8 (Coal Mining Activity), 9 (Coal Mining Activity Statement) and 10 (BNG Assesment) of previous permission 2024/92723 for change of use and erection of extensions and alterations to convert stables to keeper/grooms quarter accommodation
Old Hall Stables, Timothy Lane, Upper Batley, WF17 0BA
Application Number: 2025/92692**

I write with reference to your application to discharge the conditions for the above development as submitted on 25-Sep-2025.

Condition 3, 4, 5 and 6

The following details have been submitted:

- Completion Report for the Treatment of Mine Workings
- by Groundsmiths Geotechnical Engineers, ref: GUK-0525-03, dated the 28th of July 2025, has been submitted

The submitted details have been reviewed by KC Environmental Health officers and are not considered sufficient for the purposes of satisfactorily discharging conditions 3,4,5 and 6. Therefore, these conditions cannot be discharged that this time.

If sufficient information is submitted to the Local Planning Authority within 6 weeks of the date of this letter that satisfied the requirements of the conditions, they may be considered

under this application. However, any timescale exceeding this will require a new application and resultant fee.

Condition 8 and 9

The following details have been submitted:

- Completion Report for the Treatment of Mine Workings
- by Groundsmiths Geotechnical Engineers, ref: GUK-0525-03, dated the 28th of July 2025

The details provided have been reviewed by The Mining Remediation Authority and are considered acceptable for the purposes if these conditions.

It should be noted that, this does not extend to matters in relation to mine gas.

Biodiversity Net Gain Informative

The following documents have been submitted to form the biodiversity gain plan:

- Habitat management plan 241217 1888 HMP V1 FINAL ISSUE

The submitted details are considered acceptable and constitute a biodiversity gain plan which satisfies the requirements of sections 14 and 15 of Schedule 7A of the Town and Country Planning Act 1990. The general condition of planning permission in place by virtue of section 13 of Schedule 7A of the Town and Country Planning Act 1990 is therefore satisfied and discharged by the submitted scheme.

Yours faithfully

Mathias Franklin
Head of Planning and Development