



Kirklees Council
Planning and Development Service
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Date: 04-Feb-2026
Our Ref: 2025/92811

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 and 4 (site investigations), 5 (materials), 8 (bin store), 12 (boundary treatment), 15 (climate change) on previous permisison 2023/93295 for erection of detached dwelling adj, 1, Oastler Avenue, Springwood, Huddersfield, HD1 4EU
Application Number: 2025/92811**

I write with reference to your application to discharge the conditions for the above development as submitted on 11-Nov-2025.

Decision notice text

Conditions 3 and 4 – Site investigations

In support of the discharge of conditions 3 and 4, the applicant has submitted:

- Rotary Drilling Report (dated July 2024) from Geoinvestigate Ltd
- Coal mining risk assessment Prepared (dated March 2017) By Code L6 Architecture Ltd

The submitted information and the Coal Authority's response is considered to satisfy the information requirements of conditions 3 and 4 and demonstrate an acceptable scheme. These conditions are therefore satisfied and discharged.

Condition 5 – Materials

In support of the discharge of condition 5, the applicant has submitted:

- An information sheet showing proposed sample materials (dated June 2025) produced by Unite Designs

The submitted information is considered to satisfy the information requirements of condition 5 and demonstrate an acceptable scheme. It is therefore considered that this condition is satisfied and discharged. It is a requirement of this condition that the development shall be implemented using the approved materials.

Condition 8 – Bin store

In support of the discharge of condition 8, the applicant has submitted:

- Proposed Site Plan – UD-556

The submitted scheme is therefore concluded to be acceptable and meet the information requirements of condition 8 and this condition is satisfied and discharged.

Condition 12 – Boundary treatment

In support of the discharge of condition 12, the applicant has submitted:

- Proposed Site Plan – UD-556

The submitted information is considered to satisfy the information requirements of condition 12 and demonstrate an acceptable scheme. This condition is therefore satisfied and discharged, it is a requirement of this condition that the approved boundary treatments shall be erected or constructed before the dwelling is first occupied and thereafter retained

Condition 15 – Climate change

In support of the discharge of condition 15, the applicant has not submitted any further information and therefore this condition cannot be discharged.

Should further information be received within 21 days of the date of this letter, this could be considered under this application.

Yours faithfully

Mathias Franklin
Head of Planning and Development