

Enquiries to: Kerri Simpson

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Highstone Building Services
329, Wakefield Road
Denby Dale
Huddersfield
HD8 8RX

Kirklees Direct
Tel: 01484 221000
Email:

Date: 01-Apr-2026
Our Ref: 2025/92836

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 5 (bat roosting), 6 (building contract), 7 (WSI), 8 (CEMP: Biodiversity), 9 (Phase II Intrusive Site Investigation Report), 13 (materials), 14 (security measures), 15 (boundary treatments), 16 (lighting), 18 (bin collection) on previous permission 2025/90655 for demolition of existing pub and erection of two storey building comprising 8 self-contained supported living flats with ancillary staff facilities, single storey summer house and other associated works

**The Priory, Whitechapel Road, Cleckheaton, BD19 6HR
Application Number: 2025/92836**

I write with reference to your application to discharge the conditions for the above development as submitted on 09-Oct-2025.

Decision Notice Text

Condition 5 – Bat Roosting

The following has been submitted:

- ER-8126-01 - Bat Emergence Survey Report (Prepared by Brooks Ecological, dated 29th July 2025)
- MS - 7667 - 02 - Bats Mitigation Class License Method Statement
- WML-CL21 Licence Return Form (Bats)
- BMCL confirmation of site registration: RC207-12195A, The Priory, BD19 6HQ (email from Natural England Wildlife Licensing Service, dated 6th August 2025)

The details provided are considered acceptable and condition 5 can therefore be discharged.

Condition 6 – Building Contract

The following has been submitted:

- Highstone Group Building Contract – The Priory

The details provided are considered acceptable and condition 6 can therefore be discharged.

Condition 7 – Written Scheme of Investigation

The following has been submitted:

- P24-2888 - Written Scheme of Investigation: Archaeological Watching Brief (prepared by Pegasus Group, dated 29/08/2025)

The details provided are considered acceptable and condition 7 can therefore be partially discharged. Condition 7 cannot be fully discharged until the archaeological fieldwork has been completed and the final report (including post-excavation assessment and publication proposals) has been submitted to and approved by the Local Planning Authority.

Condition 8 – CEMP: Biodiversity

The following has been submitted:

- Highstone Construction Environmental Method Statement & Management Plan, prepared by Highstone Construction (dated July 2025) (Received 11th July 2025)

The details provided are considered acceptable and condition 8 can therefore be discharged.

Condition 9 – Phase II Investigation

The following has been submitted:

- C4800/24/E/7331 - Phase 2 Geo-environmental Report (Prepared by RGS, dated 31st January 2025)
- C4800/24/E/GM - Gas Monitoring at The Priory, Whitechapel Road. (Prepared by RGS, dated 7th March 2025)

The details provided are considered acceptable and condition 9 can therefore be discharged.

Condition 13 – Materials

The following has been submitted:

- H24-WC-014C-Elevations Materials

The details provided are considered acceptable and condition 13 can therefore be discharged.

Condition 14 – Security Measures

The following has been submitted:

- Crime Prevention Statement (prepared by Highstone Building Services, received on 25th November 2025)

The details provided are considered acceptable and condition 14 can therefore be discharged.

Condition 15 – Boundary Treatment

The following has been submitted:

- H24-WC-010 Rev D – Landscape Plan

The details provided are considered acceptable and condition 15 can therefore be discharged.

Condition 16 – Lighting

The following has been submitted:

- Lighting Strategy (prepared by Highstone Building Services, received on 25th November 2025)

The details provided are considered acceptable and condition 16 can therefore be discharged.

Condition 18 – Bin Collection



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

The following has been submitted:

- H24-WC -015 Rev A Bin Store
- H24-WC – 003 Rev G Proposed Site Plan

The details provided are considered acceptable and condition 18 can therefore be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development