

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2025/44/92839/W
Site Address:	41, Ashbrow Road, Fartown, Huddersfield, HD2 1DX
Description:	Discharge of details reserved by condition 14 (on-site micro-generation) on previous permission 2022/90852 for erection of mixed use development of retreat building and 5 dwellings with integral garages
Recommending Officer:	Danielle Cooper

DECISION – DISCHARGE OF CONDITONS APPROVED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 04-Dec-2025

Officer Report

2025/92839 - 41, Ashbrow Road, Fartown, Huddersfield, HD2 1DX

Proposal Description

The applicant is seeking permission to discharge details reserved by condition 14 (on-site micro-generation) on previous permission 2022/90852 for erection of mixed use development of retreat building and 5 dwellings with integral garages

Condition 14 states the following:

'Before development commences above foundation level, details of insulation, on-site micro-generation, or other measures to be incorporated into the development to reduce carbon emissions associated with it and combat climate change shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated into the development during construction and shall thereafter be retained as such.'

Reason: *To ensure that the proposed development contributes to the Council's target of achieving 'net zero' carbon emissions by 2038 and thereby reducing the causes of climate change, and to accord with the aims of Policy LP24(d) of the Kirklees Local Plan, Principle 18 of the Kirklees Housebuilders Design Guide SPD and Chapter 14 of the National Planning Policy Framework.'*

Assessment

The following has been submitted for the discharge of condition no.14:

- Solar Panel Siting Plan - Site Layout Plan, ref: 14898-SELF-XX-DR-A-4000B, received 10/10/2025.
- Solar Panel Siting Plan - Roof Plan, ref: 14898-SELF-XX-DR-A-4005, received 10/10/2025.
- Solar panel details - Neostar 2P Mono-Glass Module, 450W-470W, Aiko, received 10/10/2025.
- Walling insulation details – Recticel Insulation Eurowall Product Guide and Frametherm Slab 32 Insulation details received 10/10/2025.
- Solar Panel details - JA Solar JAM54S31-405-MR Solar Panel Datasheet, received 10/10/2025
- Roofing Insulation details - Loft Roll 40 and 44 Datasheet and Frametherm Slab 32 insulation details received 10/10/2025

The submitted documents have been reviewed by the case officer, and the proposed details of insulation and on-site microgeneration (solar panels) are considered to satisfy the information requirements of the condition.

The submitted scheme demonstrates that carbon reducing technologies would be undertaken as part of the development. The insulation installed to the building would contribute to lowering the carbon emissions of the building.

Whilst details of what the baseline requirements for achieving building regulations approval, and the extent to which the proposal would go beyond that in terms of associated carbon emissions output, it is considered the submitted scheme is not required to undertake such an exercise in this case. The requirement of the condition specifies that details of insulation, on-site micro-generation, or other measures to be incorporated into the development to reduce carbon emissions associated with it and combat climate change form the scheme.

The proposal would see the use of insulation to walls, lofts / voids and would see the use of solar panels to all roof slopes of the dwellings. This would see a total of 25 solar panels provided. Five solar panels are annotated as being 4.2KWP (12 to 16 kWh (kilowatt-hours) per day on average). This would see a large proportion of the electricity consumption of each dwelling addressed by the solar panel installation upon each dwelling.

The extent of the carbon reducing technologies proposed and insulation to be installed to the walls and roof voids of the development is considered acceptable as a scheme to satisfy condition no.14 and the proposal is therefore recommended for approval.

Decision Notice Text:

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The submitted measures are acceptable for the purposes of addressing condition and are therefore approved. It is a requirement of condition no.14

that the approved measures be incorporated into the development during construction and thereafter retained as such.