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

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Liz Northcote,
Jones Homes (Yorkshire) Ltd
Green Bank House
Green Bank
Cleckheaton
BD19 5LQ

Date: 27-Nov-2025
Our Ref: 2025/92918

Dear, 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 13 (bat mitigation), 16 (Japanese Knotweed), 17 (LEMP) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)
Edgerton Road, Edgerton, Huddersfield, HD3 3AA
Application Number: 2025/92918

I write with reference to your application to discharge the conditions for the above development as submitted on 17-Oct-2025.

Conditions 13: Bat Mitigation

Pursuant to Condition 13, you have submitted:

- Ecological Design Strategy (reference: 181232)
- Bat Mitigation and Biodiversity Enhancement Plan (reference: 250232)

The submitted information is deemed acceptable for the initial requirements of Condition 13 and is hereby approved.

Notwithstanding the above, please note that Condition 13 has the below ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

> *Development shall be carried out in accordance with the approved method statement.*

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Condition 16: Japanese Knotweed

Pursuant to Condition 16, you have submitted:

- Japanese Knotweed Report (reference: 250440)
- Invasive Plan Species Method Statement (reference: 200919/8)

The submitted information is deemed acceptable for the initial requirements of Condition 16 and is hereby approved.

Notwithstanding the above, please note that Condition 16 has the below ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

> *All works which form part of the approved scheme shall be completed prior to occupation of the first dwelling.*

Condition 17: Landscape and Ecological Management Plan

Pursuant to Condition 17, you have submitted:

- Landscape and Ecological Management Document (revised and dated: March 2025, received by the LPA 21/11/2025)

The submitted information is deemed acceptable for the initial requirements of Condition 17 and is hereby approved.

Notwithstanding the above, please note that Condition 17 has the below ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

> *a landscape and woodland management plan…shall have been implemented in accordance with details first submitted to and approved in writing by the local planning authority.*

Yours faithfully

Mathias Franklin
Head of Planning and Development