

**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:	2025/44/93124/E
Site Address:	9, Long Moor Lane, Shelley, Huddersfield, HD8 8LY
Description:	Discharge of details reserved by conditions 3 (PWMS), 5 (external materials), 6 (surfacing material), 8 (boundary treatments), 9 (bins) on previous permission 2025/91092 for demolition of existing dwelling and erection of replacement dwelling
Recommending Officer:	Elenya Jackson

DECISION – DISCHARGE OF CONDITIONS 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: 13-Jan-2026

Officer Report

9, Long Moor Lane, Shelley, Huddersfield, HD8 8LY

Discharge of details reserved by conditions 3 (PWMS), 5 (external materials), 6 (surfacing material), 8 (boundary treatments), 9 (bins) on previous permission 2025/91092 for demolition of existing dwelling and erection of replacement dwelling

Kirkburton Parish Council have confirmed they have no comments to make in relation to this application.

The proposal seeks to discharge the following conditions:

Condition 3

Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the Local Planning Authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to)

- *toolbox talks provided by a suitably qualified ecologist,*
- *attendance of an ECoW (Ecological Clerk of Works) as required,*
- *hand stripping around potential bat roosting features.*

In the event of encountering a bat during works, Natural England should be contacted immediately and all works cease on site. All contractors on site should be made aware of this requirement.

Reason: *In the interests of the biodiversity of the site and in accordance with LP30 of the Kirklees Local Plan with the Wildlife & Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 and, compliance with the National Planning Policy Framework. This is a pre-commencement condition to ensure the works would not cause any harm to protected species.*

Condition 5

Notwithstanding the submitted details, development above slab/foundation level shall not commence until details of all external walling and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Reason: *In the interests of visual amenity to accord with Policy LP 24 of the Kirklees Local Plan, The Kirklees Housebuilders Design Guide SPD and guidance contained within Chapter 12 of the National Planning Policy Framework.*

Condition 6

Notwithstanding the approved details, prior to the development being brought into use, details of the surfacing material of the approved vehicle parking areas shall be submitted and agreed in writing by the Local Planning Authority. The parking area shall be drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: *In the interests of highway safety, to achieve a satisfactory layout and to accord with Policy LP22 of the Kirklees Local Plan.*

Condition 8

Notwithstanding the submitted plans and information, details of the position, height, and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before any boundary treatments are first erected. The development shall then be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Reason: *In the interest of visual amenity, in accordance with Policies LP24 and LP33 of the Local Plan as well as the aims of chapters 7 and 9 of the National Planning Policy Framework.*

Condition 9

Prior to development commencing on the superstructure of the dwelling hereby approved, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: *In the interest of visual amenity and highway safety, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.*

Assessment

Condition 3

The following details have been submitted:

- Technical note: precautionary working method statement produce by knight sky ecology dated 1st October 2025

The details provided have been reviewed with KC ecology and have been considered acceptable.

In light of the response of KC Ecology and the submitted detail it is considered that condition 3 can be discharged on the basis of the method statement which has been submitted to satisfy this condition.

Condition 5

The following details have been submitted:

- Materials of construction document

The details provided have been reviewed by officers. The document details that walling materials would be “100mm New Vintage Delph Walling Stone” and the roofing material would be Minas Brazilian Graphite Slate.

The details have been reviewed and are considered acceptable in terms of visual amenity for the purpose of condition 5.

Condition 6

The following details have been submitted:

- Proposed site plan ref BR09revB

Officers have reviewed the details provided and confirm that the proposed materials would be permeable and the extent of surfacing is that as shown on the approved site plan. In light of the extent of hard surfacing and its permeability it is considered the submitted detail set out in this drawing is acceptable in terms of highway safety and achieving an acceptable layout and condition 6 can be discharged.

Condition 8

The following details have been submitted

- Proposed site plan ref BR09revB
- Fencing detail plan ref BR10RevA

The proposed details have been reviewed. It is considered that the boundary treatment would not interfere with highway visibility and the additional fencing would be in-line with the extent of residential development on site. The proposed boundary treatments set out in the submitted detail are considered to have an acceptable visual impact.

Condition 9

The following details have been submitted:

- Proposed site plan ref BR09revB

Officers have reviewed the details provided and confirm that the proposed location for the bin presentation and collection points would be acceptable and would not have an adverse impact visually or upon highway safety. It is therefore recommended this condition is discharged.

Decision notice text

Condition 3

The following details have been submitted:

- Technical note: precautionary working method statement produce by knight sky ecology dated 1st October 2025

The details provided have been reviewed with KC ecology and have been considered acceptable. This condition is therefore discharged. It is an ongoing requirement of this condition that in the event of encountering a bat during works, Natural England should be contacted immediately and all works cease on site. All contractors on site should be made aware of this requirement

Condition 5

The following details have been submitted:

- Materials of construction document

The details provided have bene reviewed by officers. The document details that walling materials would be “100mm New Vintage Delph Walling Stone” and the roofing material would be Minas Brazilian Graphite Slate.

The details have been reviewed and are considered acceptable for the purpose of condition 5 and this condition is discharged on the basis of the submitted detail. It is a requirement of this condition that the development shall not be brought into use until the approved scheme has been completed. It is a further requirement that no materials other than those approved in accordance with this condition shall be used and which shall thereafter be retained and maintained for the lifetime of the development

Condition 6

The following details have been submitted:

- Proposed site plan ref BR09revB

The submitted detail is considered acceptable and this condition is discharged, it is an ongoing requirement of this condition that the approved surfacing is retained.

Condition 8

The following details have been submitted

- Proposed site plan ref BR09revB
- Fencing detail plan ref BR10RevA

The submitted details are considered acceptable and this condition is therefore discharged. It is a requirement of this condition that the development be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Condition 9

The following details have been submitted:

- Proposed site plan ref BR09revB

The submitted details are considered acceptable and this condition is therefore discharged. It is a requirement of this condition that the approved details are provided before first occupation and shall be so retained thereafter