

Enquiries to: Molly Storer

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Date: 09-Feb-2026  
Our Ref: 2025/93174

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 7 (boundary treatment), 8 (footway), 10 (bat/bird roosting), 11 (Remediation Strategy), 14 (noise), 15 (CEMP) on previous permission 2022/94124 for erection of 2 dwellings (Use Class C3) and associated landscaping and car parking (within a Conservation Area)  
Land Adjacent, 2, Hoyle Ing, Linthwaite, Huddersfield, HD7 5RX  
Application Number: 2025/93174**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Nov-2025.

Conditions 7 – Boundary Treatment

In support of the discharge of condition 7, the applicant has submitted:

- Boundary Treatment and Details Plan Ref: LM25123-DYSE-XX-ZZ-DR-C-1002 P02

The boundary treatment plan is considered to satisfy the information requirements of condition 7 and demonstrate an acceptable scheme. This condition is therefore discharged. It is a requirement of this condition that the development shall not be brought into use until the works comprising the approved scheme have been completed and that they are retained thereafter.

Condition 8 Footway

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

- S278 Works plan Ref LM25123-DYSE-XX-ZZ-DR-C-1003 P02

The submitted information is considered to satisfy the information requirements of condition 8 and demonstrate an acceptable scheme. This condition is therefore discharged. It is a requirement of this condition that the development shall not be brought into use until the approved scheme has been completed. In addition it is a requirement of condition no.8 that the footway is retained as a footpath for use by the public.

#### Condition 10 – Bat/bird roosting

In support of the discharge of condition 10, the applicant has submitted:

- A Biodiversity Enhancement Plan Ref: 251027.

The submitted scheme is considered to satisfy the information requirements of condition 10 and demonstrate an acceptable scheme. This condition is therefore discharged. It is a requirement of this condition that the development shall not be brought into use until the approved scheme has been completed.

#### Condition 11 – Remediation Strategy

In support of the discharge of condition 11, the applicant has submitted:

- A Remedial Specification Ref GRO-25333-6133.

The submitted information is considered to satisfy the information requirements of condition 11 and demonstrate an acceptable scheme. This condition is therefore discharged.

#### Condition 14 – Noise

In support of the discharge of condition 14, the applicant has submitted:

- A Noise Impact Assessment Report Ref: 31295.NIA.01
- An updated Noise Impact Assessment Report Ref: 31295.NIA.01 Rev A

Within their [response](#) of 5<sup>th</sup> January 2026 the Environmental Health Team set out that condition 14 is not considered to be able to be discharged on the basis of the submitted information.

Following on from this, a revised noise impact assessment (RevA) has been submitted. The Environmental Health Team have reviewed this and provided further comments in their [response](#) of 21<sup>st</sup> January 2026.

Within their response of 21<sup>st</sup> January they set out:

*'The noise survey was undertaken for a 3-hour period, but only "representative" noise levels have been supplied. We would expect more evidence to demonstrate that the presented noise levels are indeed "representative".'*

*The above noise levels need clarification, along with the provision of all the noise data as evidence of the noise climate on site. Furthermore, the development site is located near to an existing industrial site, the Linthwaite Business Centre. Where several businesses operate, which could result in noise impacting the proposed development.... The submitted noise assessment has failed to demonstrate that the proposed development will not be impacted by noise associated with the nearby Linthwaite Business Centre, and we therefore cannot recommend discharge of condition 14 for noise.'*

In light of the responses of the Environmental Health Team condition 14 must remain and cannot be discharged.

#### Condition 15 – CEMP

In support of the discharge of condition 15, the applicant has submitted:

- A Construction Environmental Management Plan (CEMP), prepared by Home Valley Brickworks

The submitted Construction Environmental Management Plan, by Home Valley Brickworks satisfies the requirements of condition 15 and therefore this condition is discharged. It is a requirement of this condition that the Construction Environmental Management Plan be adhered to throughout the construction of the development.

Yours faithfully

Mathias Franklin  
Head of Planning and Development