



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

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Date: 09-Mar-2026
Our Ref: 2026/90139

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 condition 6 (noise) and by Biodiversity Net Gain
Informative Note on previous permission 2025/91455 for erection of detached
dwelling
adj, 44, Dewsbury Gate Road, Dewsbury, WF13 4DD
Application Number: 2026/90139**

I write with reference to your application to discharge the conditions for the above development as submitted on 22-Jan-2026.

Condition 6

The applicant has submitted the following information:

- Noise Assessment, authored by Environmental Noise Solutions Limited, dated 4th December 2025, reference NIA-12410-25-12699-v1.

Condition 6 can be discharged under the proviso sound mitigation methods are installed as per recommendations within Noise Assessment reference NIA-12410-25-12699-v1.

Biodiversity Net Gain

The following documents have been submitted to form the biodiversity gain plan:

- Biodiversity Metric submitted as part of application 2025/91455



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- Biodiversity Unit Purchase Certificate, Environment Bank, received 19 January

The submitted details are considered acceptable and constitute a biodiversity gain plan which satisfies the requirements of sections 14 and 15 of Schedule 7A of the Town and Country Planning Act 1990. The general condition of planning permission in place by virtue of section 13 of Schedule 7A of the Town and Country Planning Act 1990 is therefore satisfied and discharged by the submitted scheme.

Yours faithfully

Mathias Franklin
Head of Planning and Development