

# CONDITION DISCHARGE SUPPORTING DOCUMENT (2023/62/92812/E)

Land Adj to 52 Ingham Rd

Dewsbury

West Yorkshire

WF12 0AQ

## Proposal

Erection of one detached dwelling.

## Prepared by

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## **INTRODUCTION**

This Supporting Document is submitted by 'Planning Management Ltd' to Kirklees Council on behalf of the applicant Mr Altaf Moosa to discharge conditions 4, 7, and 11-15 attached to planning permission 2023/62/92812/E. Planning permission was granted on 17<sup>th</sup> May 2024 and consented for the 'Erection of one detached dwelling'.

This application seeks consent for the discharge of the following condition;

### **4. Materials**

### **7. Hard Landscaping**

### **11 – 13. Land Contamination and Remediation**

The applicant would like to work with the Council in order to secure approval of the conditions for the development.

I trust everything is in order and that the application can be progressed without delay. If you have any queries, please do not hesitate to contact me.

## **DETAILS**

### **4. Materials**

Prior to construction of dwellings hereby approved above slab level, details of all the course brick of the external walls, roof slates and stone corbels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be carried out in accordance with the approved details and retained as such.

**Reason:** In the interests of visual amenity and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.



**Above:** Proposed Yorkshire stone from Myers building supply who use a local quarry, to be used on front elevation facing the highway of Ingham Road. The proposed stone is the best match in relation neighbouring stone and character of the area.



**Above:** Proposed red brick, these are standard red sand faced that match neighbouring properties, to be used on rear elevation.



**Above:** Reclaimed Victorian Sandstone Carved Stone Corbels/Gutter Course.



**Above:** The slate to be used are blue Spanish slate that also match the surrounding area. The roofing slates are a certified A1-S1-T1 product that present a smooth surface, fettled edge and uniformity in thickness. Dimensions – 500 × 250.





**Above:** Casement aluminium windows to first floor front and rear – anthracite colour.



**Above:** Skyway rooflights: Pitched Fixed Rooflights are designed to maximise natural light and illuminate internal spaces, with a low-profile external finish.



**Above:** Aluminium single door to front and rear – anthracite.

### **Guttering and Soffits**



**Above:** Black coloured guttering and down pipes.

## Heads and cills

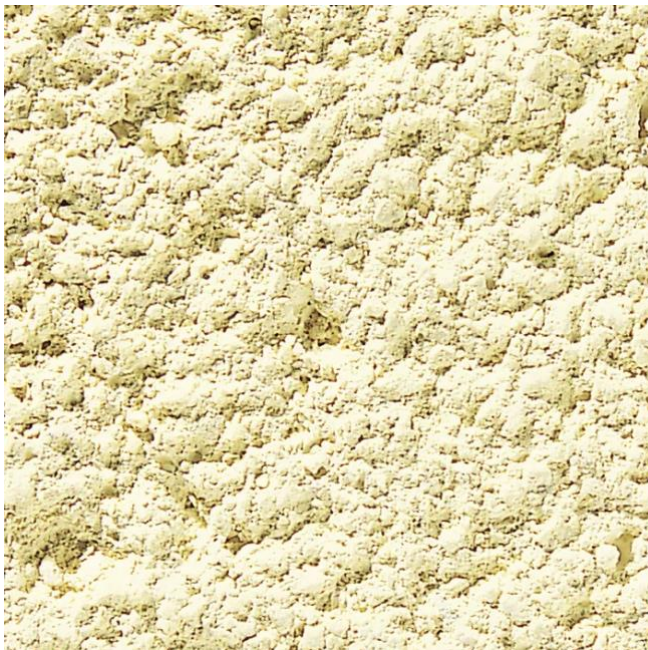
140mm tall Stone Lintels / Heads



Plain Header Dimensions



## Render



**Above:** The K Rend Silicone K1 Scraped Render Coat 25kg is a cement-based, polymer modified render – This is to be used on both the side elevations of the building.

**Colour** – cream.

### 7. Hard Landscaping

Prior to the first occupation of the dwelling hereby approved, a hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include:

- Details of boundary enclosures, including location, heights and materials;
- Details of the hard surfacing materials and location.

Thereafter, and prior to the first occupation of the dwelling hereby approved, the development shall be constructed in accordance with the approved details and retained thereafter.

**Reason:** In the interests of visual amenity and residential amenity, and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

A detailed site plan which includes hard landscaping has been provided as part of this proposal, this highlights the location of boundary treatment, and hard landscaping areas, material details are provided below;

#### Boundary G – A



**Above:** Proposed Yorkshire stone from Myers building supply who use a local quarry, to be used on front boundary wall, 0.7m in height including wall coping. Facing the highway of Ingham Road. Proposed stone to match front elevation of dwelling. Coping details also provided above.



**Above:** G - A Boundary to consist of black railings above stone wall 0.6m in height. Proposed location can be viewed on submitted site plan. Railings to be of metal, coloured matt black.



Above: G – A Proposed garden gate with latch, 1.3m in height, steel material coloured black.



**Above:** Refer to submitted Site Plan: 1.8m high timber post and panel fence to be erected on indicated side and rear boundaries.

A - B

B - C

C - D

E - F

Boundaries to remain open:

D - E

F - G



**Above:** Proposed permeable paving to front pedestrian path, and rear driveway leading to garage as shown on submitted Site plan.

- Size: 240 x 160mm
- Thickness: 50mm
- Blocks per m2: 26no x 240 x 160mm = 1m2
- Block Edge: Rumbled
- Manufacturer: Wyresdale
- British Standard: BS EN: BS EN 1338: 2003

Colour: Charcoal

## **11 – 13. Land Contamination and Remediation**

**11.** Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

**12.** Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (11) groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

**13.** Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (12) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the

Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

Phase I and Phase II reports have been conducted by an environmental specialist and been submitted as part of this application to discharge the above conditions. The reports come to the following conclusion that 'Polyaromatic Hydrocarbons, were identified in some samples which would result in a Significant Possibility of Significant Harm to the identified receptors. It is therefore proposed that remediation work is undertaken in order to break the Source-pathway-receptor pollutant linkage.

Give the above findings, a Remediation Strategy is also provided as part of this proposal to discharge the above-mentioned conditions.