



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Your Reference: 2026/62/90051/E
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Subject: Submission to Discharge Conditions 5 & 7
Application Ref: 2026/62/90051/E

Dear Council,

This cover letter is in relation to the allowed planning permission (2026/62/90051/E) for the change of use from retail unit (Class E) to hot food takeaway (Sui Generis) and installation of extract and ventilation equipment (within a Conservation Area) at: 16, Branch Road, Batley, WF17 5RY.

As required under **Condition 5** of the allowed application:

Condition 5: *Before the development is brought into use, a Noise Management Plan shall be submitted to and approved in writing, by the Local Planning Authority. The plan shall detail the measures that will be taken to effectively control noise arising at the premises from all likely noise sources so that it does not have an adverse impact on nearby residents. The plan shall include a scheme to deal with noise from, but not limited to:*

- *music and/or other amplified sound at the premises*
- *loud voices from customers at the premises including those at outside areas (inc. smoking shelters) and those leaving the premises*
- *disposal of glass bottles and removal of waste from the premises*
- *outdoor equipment such as chillers, and air conditioning plant*
- *deliveries of supplies to the premises*

The approved Noise Management Plan shall be fully implemented before use commences and operated in accordance with the approved plan thereafter.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Please find attached the necessary documentation for approval to discharge this condition prior to development:

- Noise Management Plan

As required under **Condition 7** of the allowed application:

7. Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, and environmental well-being and to comply with Policy LP44 of the Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Please find attached the necessary documentation for approval to discharge this condition prior to development:

- Grease Fat Management Plan
- Specifications for Passive Grease Separator.

These submissions accord with the requirements of the Development Plan and relevant supplementary guidance. The attached Noise Management Plan has been prepared to satisfy **Condition 5** of the Decision Notice and demonstrates a clear commitment to controlling noise and disturbance arising from the use of the premises, in order to safeguard neighbouring residential amenity. In addition, the submitted Grease and Fat Management Plan and associated specifications address **Condition 7**, setting out appropriate measures to prevent fats, oils and grease from entering the drainage network. Together, these documents provide the necessary details for approval by the Local Planning Authority and confirm that the approved measures will be fully implemented prior to first use and retained for the lifetime of the development. I trust that the provided information satisfies the requirements for the discharge of Conditions 5 & 7. Should you require any further details or clarifications, please do not hesitate to contact me. I look forward to your confirmation of approval.

Thank you for your time and consideration.

Best Regards,

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