



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

Enquiries to: Danielle Cooper

Aaron Basi,
Planning-By-Design
167-169 Great Portland Street
London
W1W 5PF

Kirklees Direct
Tel: 01484 221000
Email: danielle.cooper@kirklees.gov.uk

Date: 13-Aug-2026
Our Ref: 2026/91170

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 5 (Noise Management Plan) and 7 (drainage) on previous permission 2026/90051 for 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)
Modern Mortgages, 16, Branch Road, Batley, WF17 5RY
Application Number: 2026/91170**

I write with reference to your application to discharge the conditions for the above development as submitted on 28-Apr-2026.

Condition 5 (Noise Management Plan)

The following details have been submitted:

- Noise Management Plan, received 29/04/2026

The submitted Noise Management Plan is considered to satisfy the requirements of condition 5 and therefore condition 5 is discharged on the basis of the submitted document. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.



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Condition 7 (Drainage)

The following details have been submitted:

- letter from Grease Guru, dated 23rd April 2026, received 29/04/2026
- Invoice for grease box installation, received 14/07/2026
- Invoice for grease box installation, received 14/07/2026
- Photos showing the installation of the grease trap, received 11/08/2026

The submitted information is considered to satisfy the requirements of condition 7 and therefore condition 7 is discharged on the basis of the submitted document. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Yours faithfully

Mathias Franklin
Head of Planning and Development