

DISCHARGE OF CONDITIONS SUPPORTING STATEMENT (2025/62/90712/E)

10 St Michael's Mount
Dewsbury
WF12 0JT

Proposal

Demolition of Existing Detached Bungalow and Erection of Replacement Detached Dwelling.

Prepared by

Mubeen Patel BA (Hons) MTPI MRTPI
Planning Consultant

July 2026

1.0 INTRODUCTION

This Supporting Document is submitted by 'Planning Management Ltd' to Kirklees Council on behalf of the applicant Mr M Munshi to discharge conditions 3 and 4 attached to planning permission 2025/62/90712/E. Planning permission was granted on 20th Nov 2025 and consented for the 'Demolition of Existing Detached Bungalow and Erection of Replacement Detached Dwelling'.

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

3. Construction Environmental Management Plan (CEMP).

4. Materials.

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

3. Construction Environmental Management Plan (CEMP).

No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity), in line with the Bat Survey report from Ecology Services UK (17th March 2025), has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities
- b) Identification of "biodiversity protection zones"
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and chapter 15 of the National Planning Policy Framework.

A 'Construction Environmental Management Plan: Biodiversity' report has been conducted by an environmental specialist and is submitted as part of this application to discharge the above condition. The report comes to the following conclusion that

‘Subject to the implementation of the measures set out in the report, it is considered that the development can be constructed in compliance with relevant legislation, national planning policy and best practice guidance, without giving rise to adverse ecological effects. This CEMP-B therefore provides an appropriate framework for biodiversity protection during the construction phase and satisfies the requirements of the planning condition.

Give the finding and information provided, this condition can therefore be discharged.

4. Materials

Prior to commencement on the superstructure of the building, details of all external facing materials shall be submitted to the Local Planning Authority and agreed in writing. The approved details shall be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Kirklees Housebuilders Design SPD (2021) and the aims of chapter 12 of the National Planning Policy Framework.

Walls

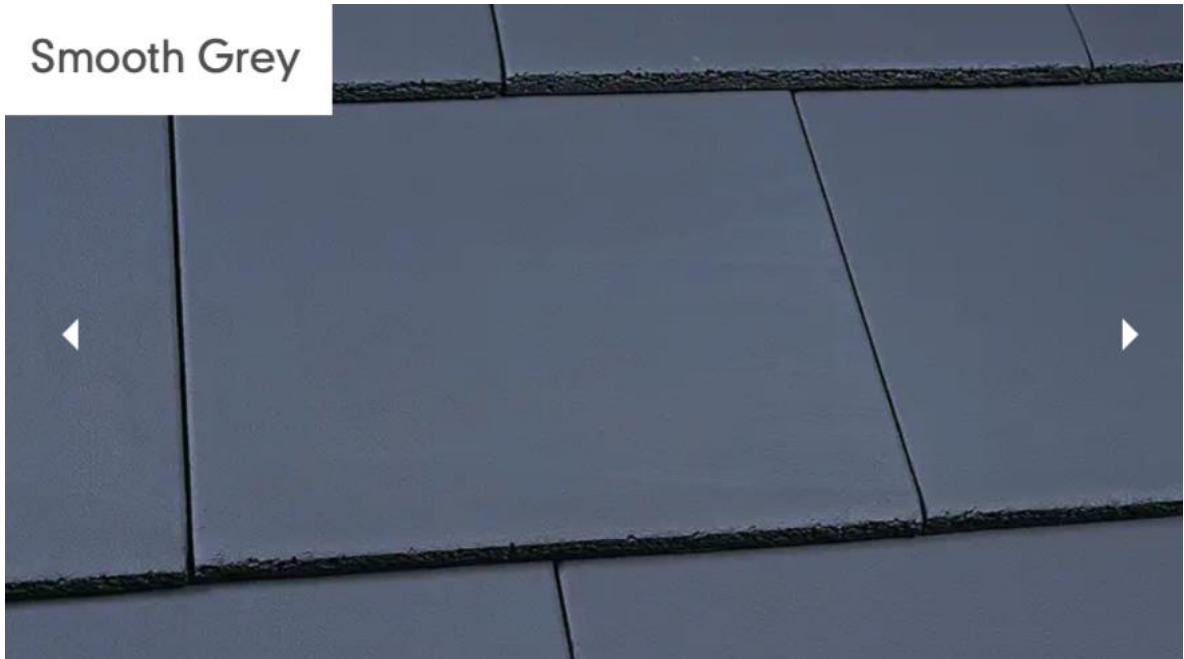


Above: Proposed Reclamation Cheshire bricks. Rustic handmade bricks which undergo an ageing and weathering process to produce a replica of reclaimed bricks. To be used on elevation of the dwelling.

Dimensions: 65 x 228 x 108mm

Roof

Smooth Grey

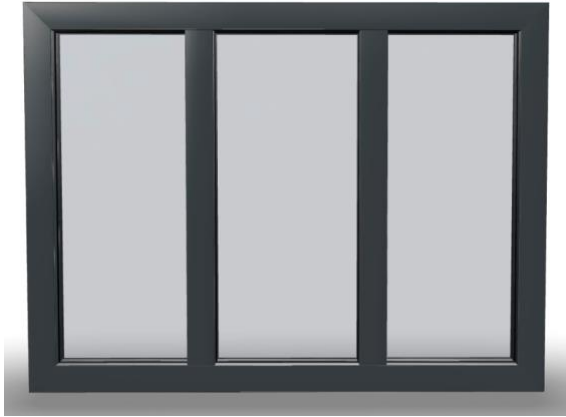


Above: The slate to be used is 'Marley Modern Edgemere 2.0'. Its leading edge is only 18mm, the Edgemere range has been precision-engineered to be 40% thinner than standard concrete interlocking tiles.

Size of tile: 420mm x 330mm

Windows and doors

All windows and doors to be aluminium framed, anthracite grey colour, examples provided below.



Above: 3 pane window.



Above: 4 pane window.



Above: Bi fold doors



Front Entrance door: Full steel and stainless-steel front door H207 x W100 cm - 68mm thickness - smoked glass - anthracite - right push



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

Guttering and Soffits



Above: Black coloured guttering and down pipes.

Heads and cills, and banding.

140mm tall Stone Lintels / Heads



Plain Header Dimensions

