

Kirklees Council
Planning Department

18th September 2026

Dear Sir / Madam,

Proposal: Discharge of planning conditions 4, 5, 6, 7, and 12 of planning permission 2026/62/90179/E- Erection of a detached dwelling and garage with associated external alterations

Location: Land Adjacent 144a Latham Lane, Gomersal, Cleckheaton, BD19 4AR

Please find attached the planning portal submission for the discharge of conditions as stated above. Plans and documents are submitted for the following conditions as follows:

Condition 4 – Details of all external facing and roofing materials

The Applicant can confirm that the development will have the following materials:

- Walls – To match neighbouring area – Natural Stone



- Boundary Fence- Concrete posts with base and timber upper slatted panels



- Windows and Doors – Black (digital render of finish)



- Roof materials – Fibre cement slate tiles (see digital render)



Condition 5- Boundary Treatments

The Applicant has provided a detailed plan (Drawing 25-033-04) by Brightline Design Architectural Services in order to discharge this condition.

Condition 6 – Construction Environmental Management Plan (CEMP)

The Applicant has provided a CEMP by Vale Ecology to discharge this condition. This details the required environmental safeguards for the site, focusing a risk assessment and mitigation to protect adjacent habitats, nesting birds and hedgehogs. Additionally, it includes biodiversity protection zones (fenced no-go zones) along the site boundary to protect adjacent habitats from construction vehicles and contractor access. The CEMP mandates practical measures such as scheduling vegetation clearance between September and February to avoid the bird nesting season using and using low level security lighting to avoid bat disruption, also it suggests measures such as checking open excavations to ensure no animals such as hedgehogs are trapped.

The CEMP defines the responsibilities of an appointed Ecological Clerk of Works who must deliver talks to construction staff, monitor protective fencing, supervise sensitive works and ensure compliance with protected species legislation.

Condition 7 – Ecological Design Strategy (EDS)

The Applicant has provided an EDS by Vale Ecology to discharge this condition. The report outlines the strategy to provide permanent biodiversity enhancements in accordance with the Local Plan and NPPF.

Key enhancements include:

- **Bat Roosts:** The installation of two permanent, integrated bat bricks—one on the south-east elevation of the new dwelling and one on the garage. These are designed to be self-cleaning and require no maintenance.

- Bird Nesting Boxes: The inclusion of two integrated House Sparrow nesting boxes. These will be installed on the north-west elevations to prevent the boxes from overheating.
- Hedgehog Habitats: The provision of a hedgehog shelter in the north-east corner of the rear garden, alongside a 13x13 cm access gap at ground level in the boundary to allow free movement.
- Native Tree Planting: The planting of two native trees (such as Wild Cherry, Silver Birch, or Field Maple) within the new garden, complete with detailed aftercare and maintenance guidelines.

Condition 12 – Construction Management Plan (CMP)

The Applicant has provided a CMP in order to discharge this condition. The CMP details the site logistics and organisation such as phasing of works, containment of vehicles and materials and delivery management. Also the report details the working hours and the environmental and nuisance controls.

I look forward to receiving the validation of this application and details of the nominated case officer. Should there be any matters you would wish to discuss or if I can be of any further help during the validation process, please do not hesitate to contact me on the details provided.

Yours sincerely,

Mr Sam Dewar BSc MA MRTPI
Director
DPA Planning Ltd
