

CONDITION DISCHARGE SUPPORTING DOCUMENT (2026/62/91780/E)

Land Adj 23 Suffolk Street

Batley

WF17 7RZ

Proposal

Erection of a detached dwelling with associated works.

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 S Seedat to discharge conditions 3, 4, 5, 6 and 7 attached to planning permission 2026/91780. Planning permission was granted on 28th June 2022 and consented for the 'Erection of a detached dwelling with associated works'.

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

- 3. Detail Design of Retaining Walls**
- 4. Biodiversity Enhancement Management Plan (BEMP)**
- 5. External Materials details**
- 6. Bat and Bird box details**
- 7. Details of boundary treatment**

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. Detail Design of Retaining Walls

Development shall not commence until a scheme detailing the design of proposed retaining walls adjacent to the existing highway including any modification to the existing retaining wall adjacent to Suffolk Street has been submitted to and approved by the Local Planning Authority. The approved scheme shall be completed prior to the development being brought into use and thereafter retained during the lifetime of the development.

Reason: This is a pre-commencement condition required in the interest of highway safety and to comply with Policy LP21 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

A detailed design of the retaining wall adjacent to the highway of Suffolk Street has been submitted as part of this proposal, this includes section drawings and calculations regarding its integrity.

Given the details provided, this condition should therefore be discharged.

4. Biodiversity Enhancement Management Plan (BEMP)

Prior to commencement of above ground works on site, a Biodiversity Enhancement Management Plan (BEMP) shall be submitted to the Local Planning Authority. The content of the BEMP shall include the following;

- Purpose and conservation objectives for the proposed enhancement measures
- Detailed designs to achieve the stated objectives
- Location of the proposed enhancement measures
- Persons responsible for implementing the enhanced measures
- Details of initial aftercare and long-term maintenance.

The approved BEMP shall be undertaken for the duration of construction.

Reason: In the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and policies within chapter 19 of the National Planning Policy Framework.

A detailed Biodiversity Enhancement Management Plan (BEMP) has been submitted as part of this proposal.

Given the details provided, this condition should therefore be discharged

5. External Materials details

Prior to development commencing on the superstructure of the dwelling hereby approved, details of all the external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and retained as such.

Reason: This pre-commencement condition is in the interest of visual amenity and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

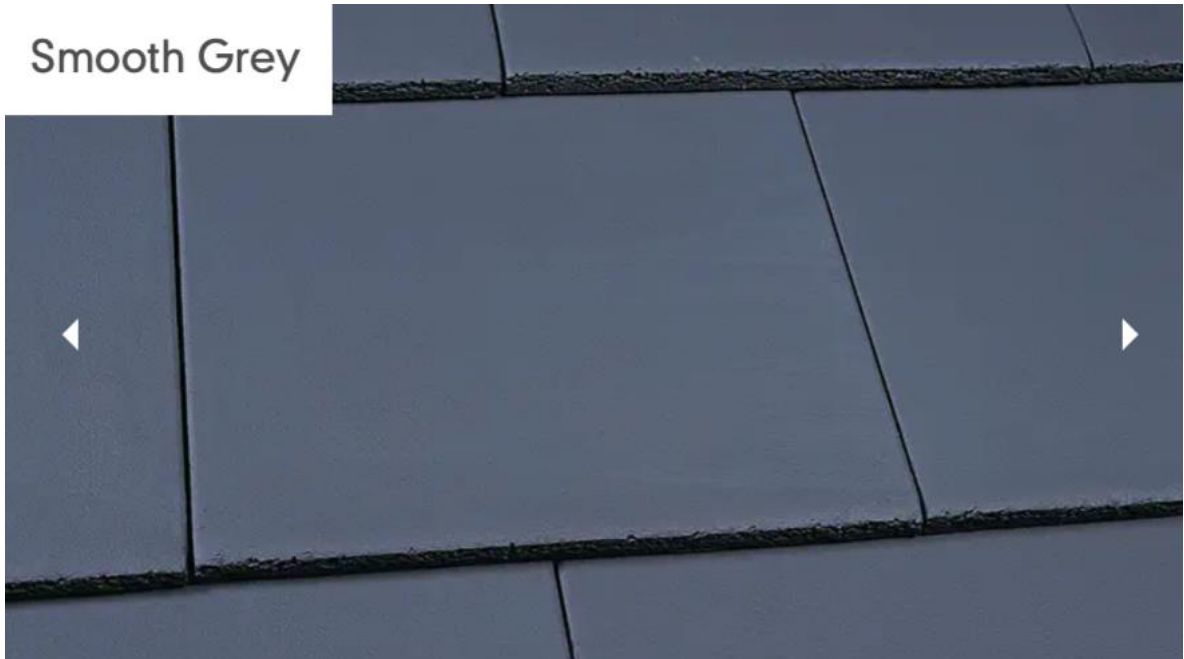
Walls



Above: Wienerberger 65mm Woodland Mixture Facing Bricks, to match neighbouring dwellings. To be used on elevation of the dwelling.

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

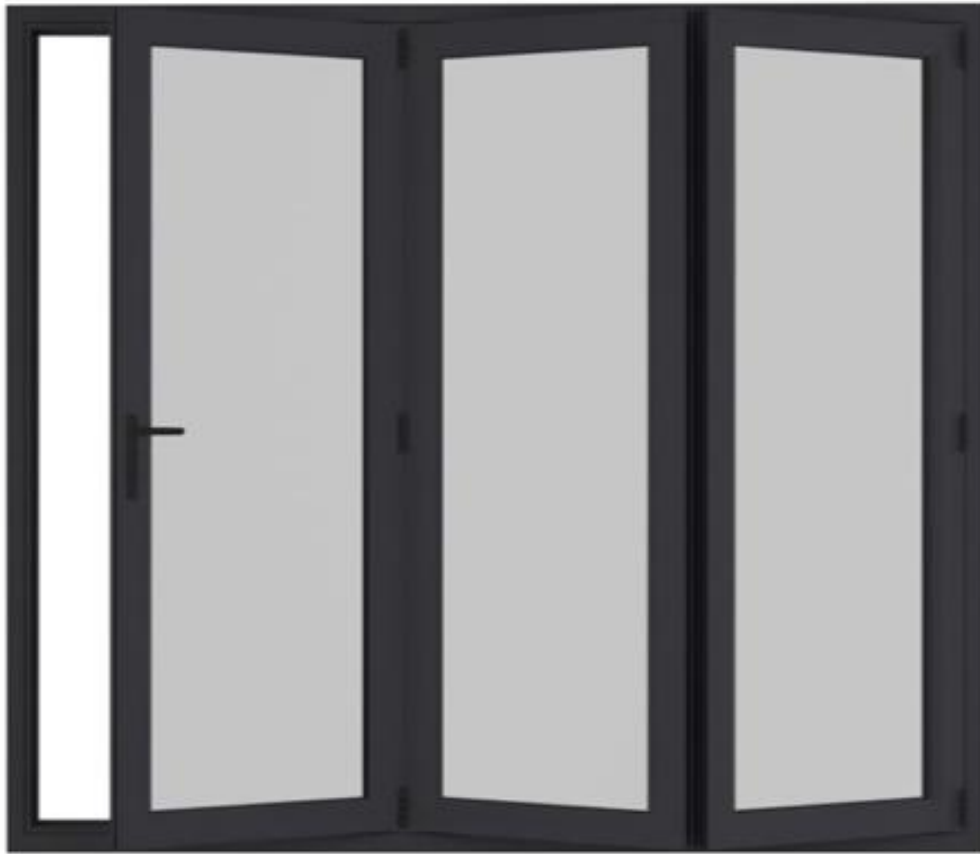
All windows and doors to be upvc framed, anthracite grey colour, examples provided below.



Above: 1 pane upvc anthracite window.



Above: 4 pane upvc anthracite window.



Above: Anthracite upvc Bi fold doors.



Front Entrance door: Crystal Composite Door Long Glass Right Hand 920mm x 2055mm Obscure Glass Glazing Anthracite Grey- smoked glass to sides - 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.

6. Bat and Bird boxes details

One bat box and one bird box shall be incorporated into the dwelling hereby approved; the boxes shall be long-lasting Schwegler 'woodcrete' type or similar and shall be located away from sources of light. The bat and bird boxes shall be provided prior to first occupation of the dwelling hereby approved and thereafter be retained.

Reason: To enhance the biodiversity of the site in accordance with Policy LP30 of the Kirklees Local Plan, Principle 9 of the Kirklees Housebuilders Design Guide Supplementary Planning Document and policies within Chapter 19 of the National Planning Policy Framework.



- **Above:** Schwegler 1B Hole Nest Box - High-quality: constructed from long-lasting woodcrete for up to 25years of use.



Above: Bat Box Beaumaris Midi WoodStone

- Designed for crevice-roosting bats - with a rough interior surface for extra grip.
- Black exterior absorbs heat - helping bats warm up before flight.
- Made from 100% WoodStone® - strong, weather-resistant and insulating.
- Stable internal temperature - reduces stress for roosting bats.
- Built to last - weighs approx. 6 kg and comes with a 10-year warranty.

7. Details of boundary treatment

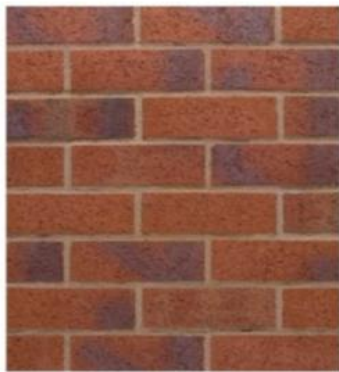
Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwelling hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. These shall include gaps to allow for the movement of wildlife through the site. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Reason: This pre-commencement condition is in the interest of visual and residential amenity, in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and policies within Chapters 14 and 19 of the National Planning Policy Framework.

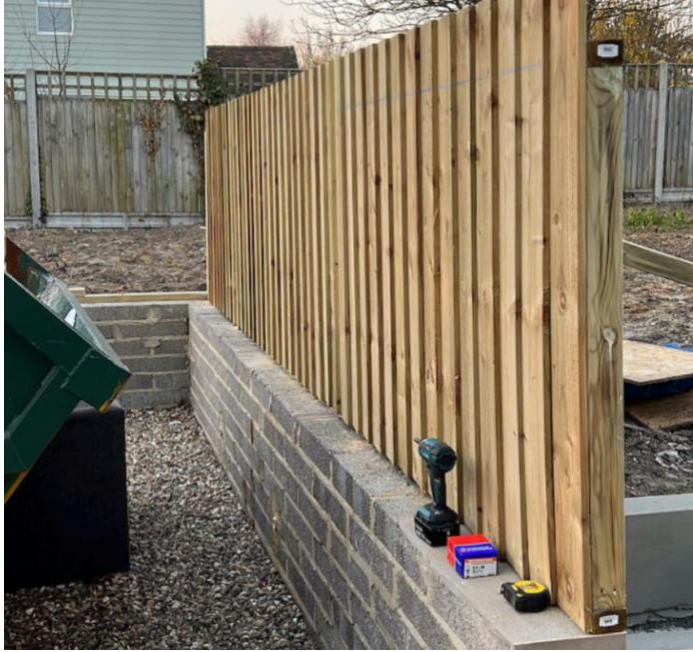
The below details should be read in conjunction with the submitted plans. The plans include details of positioning and heights of the various boundary treatments to the front, side and rear extents of the site.



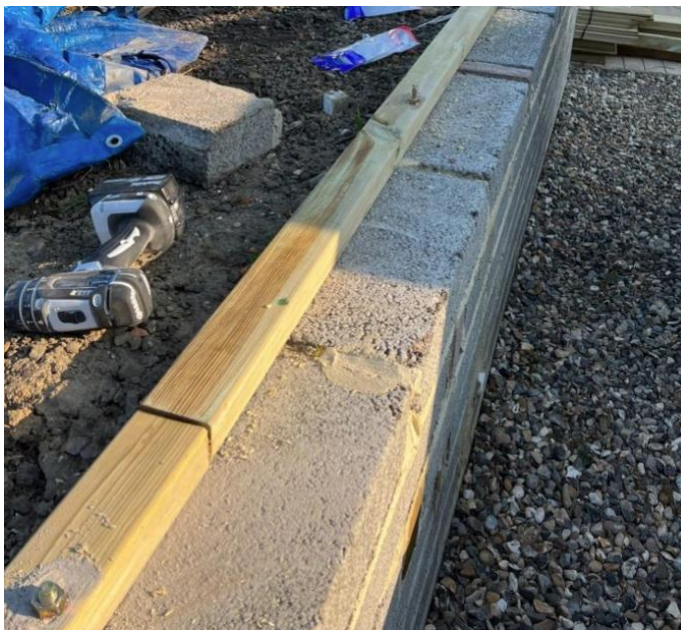
Above: Wienerberger 65mm Woodland Mixture Facing Bricks. This would match the brick used on the dwelling.



Above: Wienerberger Woodland Mix Best Facings – these identical brick slips would be used for the retaining wall.



Above: Close boarded timber fence positioned above boundary walls as shown on submitted plans.



Above: Wall plate fixed to the wall with anchor bolts



Above: This essential wildlife feature gives small mammals, amphibians, and reptiles safe passage between modern enclosed gardens to forage for food and find mates. The ideal dimension for a ground-level wildlife gap is 13cm x 13cm (5" x 5"), which is large enough for hedgehogs but too small for most family pets.

One passage will be created on the northern side boundary (rear garden area), and one passage will be created on the eastern rear boundary linking to the open area to the rear. None to retraining walls.