



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

Enquiries to: Victor Grayson

Mark Harrison  
TADW Ltd  
6 St Petersgate  
Stockport  
SK1 1HD

Kirklees Direct  
Tel: 01484 221000  
Email: victor.grayson@kirklees.gov.uk

Date: 28-Jul-2023  
Our Ref: 2023/91431

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 conditions 7 (internal roads), 8 (Church Lane crossing), 12 (electric vehicle charging), 13 (waste storage and collection), 17 (attenuation basin), 18 (flood routing), 23 (crime prevention) and 32 (landscaping) of previous permission 2021/91571 for erection of residential development for 125 dwellings**

**land south of The Lodge and north of Church Lane, Linthwaite, Huddersfield**

**Application Number: 2023/91431**

I write with reference to your application to discharge the conditions for the above development as submitted on 16/05/2023.

**Summary** – Details submitted pursuant to conditions 12, 13, 17, 18, 23 and 32 are hereby approved (subject to advice and the further requirements of the conditions, where relevant). Details cannot be approved pursuant to condition 7 and 8 at this time.

**Condition 7 (internal roads) and Condition 8 (Church Lane crossing)** – Discussions regarding Section 38 and Section 278 matters are ongoing, and it is therefore not considered appropriate to issue approvals pursuant to conditions 7 and 8 at this stage. The current Discharge of Conditions application will be kept alive while those discussions continue.

**Condition 12 (electric vehicle charging)** – You have submitted the following drawings and documents pursuant to condition 12:

- Rolec WallPod EV data sheet

- Rolec WallPod EV installation, operation and maintenance information sheet
- Covering note (undated)
- Drawing 911277 110 rev C5
- Drawing 911277 111 rev C5
- Drawing 911277 112 rev C4

Details set out in the above-listed drawings and documents are acceptable for the purpose of condition 12, and are hereby approved. Please be reminded that condition 12 stipulates that dwellings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Condition 12 also requires the charging points to be retained thereafter.

**Condition 13 (waste storage and collection)** – The following drawings are relevant to condition 13:

- Drawing 911277 101 rev C14 (proposed site plan)
- Drawing 911277 102 rev C13 (proposed site plan 1 of 3)
- Drawing 911277 103 rev C11 (proposed site plan 2 of 3)
- Drawing 911277 104 rev C9 (proposed site plan 3 of 3)
- Drawing 911277 106 rev C5 (proposed bin and bike stores)

Details set out in the above-listed drawings are acceptable for the purpose of condition 13, and are hereby approved. Please be reminded that condition 13 requires the approved details to be implemented prior to first occupation of the development, and further requires their retention thereafter.

**Condition 17 (attenuation basin)** – You have submitted the following drawings and documents pursuant to condition 17:

- Existing run-off rate MicroDrainage sheet (AJP, 219-174, 11/03/2020)
- Proposed surface water MicroDrainage sheet (AJP, 219-174, 11/03/2020)
- Drawing BRO-AJP-00-ZZ-DR-C-1000 rev P08
- Drawing BRO-AJP-ZZ-00-DR-C-1070 rev C01
- Drawing BRO-AJP-ZZ-00-DR-C-1071 rev P05
- Drawing BRO-AJP-00-ZZ-DR-C-1450 rev P01
- SuDS health and safety risk assessment checklist (Ciria, undated)
- Yorkshire Water letter (U510431 / LL, 10/06/2022)
- AJP email (undated)

Details set out in the above-listed drawings and documents are acceptable for the purpose of condition 17, and are hereby approved. Please be reminded that condition 17 requires the approved drainage scheme (including the approved details of the attenuation basin) to be implemented in full prior to the occupation of any part of the development, and further requires the approved scheme to be retained during the life of the development. No

additional surface water and land drainage works, or deviation from the approved drainage scheme, shall be carried out without the prior written consent of the Local Planning Authority.

**Condition 18 (flood routing)** – You have submitted the following drawings and documents pursuant to condition 18:

- Proposed surface water MicroDrainage sheet (AJP, 219-174, 11/03/2020)
- Drawing BRO-AJP-00-ZZ-DR-C-1400 rev C05
- Drawing BRO-AJP-00-ZZ-DR-C-1401 rev C05
- Drawing BRO-AJP-00-ZZ-DR-C-1402 rev C06
- Drawing BRO-AJP-00-ZZ-DR-C-1403 rev C09
- Drawing BRO-AJP-00-ZZ-DR-C-1450 rev P01
- AJP email (undated)
- Yorkshire Water email (dated 21/04/2020)

Details set out in the above-listed drawings and documents are acceptable for the purpose of condition 18, and are hereby approved. Please be reminded that condition 18 states that no part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved flood routing scheme have been completed. Condition 18 further requires the approved scheme to be retained thereafter.

**Condition 23 (crime prevention)** – The following drawings and documents are relevant to condition 23:

- Drawing 911277 101 rev C14 (proposed site plan)
- Drawing 911277 102 rev C13 (proposed site plan 1 of 3)
- Drawing 911277 103 rev C11 (proposed site plan 2 of 3)
- Drawing 911277 104 rev C9 (proposed site plan 3 of 3)
- Drawing 911277 105 rev C7 (boundary treatments)
- Drawing 911277 200 rev C7 (unit 92)
- Drawing 911277 203 rev C8 (unit 125)
- Drawing 911277 219 rev C9 (unit 46)
- Drawing 911277 228 rev C5 (unit 47)
- Drawing 911277 229 rev C5 (unit 93)
- Window variant analysis document (undated, no reference, relates to units 46, 47, 92 and 125)
- Drawing 6729 S38 rev A (street lighting)

Details set out in the above drawings and documents are acceptable for the purpose of condition 23, and are hereby approved. Please be reminded of the further stipulation (of condition 23) that no part of the development shall be brought into use until the development has been implemented in accordance with the approved crime prevention details.

**Condition 32 (landscaping)** – The following drawings and documents are relevant to condition 232:

- Drawing 911277 101 rev C14 (proposed site plan)
- Drawing UG\_721\_LAN\_GA\_DRW\_01 rev P14 (general arrangement)
- Drawing UG\_721\_LAN\_SL1\_DRW\_03 rev P07 (soft landscape 1 of 4)
- Drawing UG\_721\_LAN\_SL2\_DRW\_04 rev P07 (soft landscape 2 of 4)
- Drawing UG\_721\_LAN\_SL3\_DRW\_05 rev P07 (soft landscape 3 of 4)
- Drawing UG\_721\_LAN\_SL4\_DRW\_06 rev P08 (soft landscape 4 of 4)
- Drawing UG\_721\_LAN\_LVA\_DRW\_08 rev P06 (LVA site plan)
- Landscape Management and Maintenance Plan (Urban Green, rev P04, 25/07/2023)
- Yorkshire Housing letter dated 27/07/2023

Details set out in the above-listed drawings and documents are acceptable for the purpose of condition 32, and are hereby approved.

Please be reminded that condition 32 includes a stipulation that no part of the development shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details, and that all approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements. However, as per officer advice emailed on 20/04/2023, this stipulation will be applied flexibly, as it is reasonable to expect dwellings in earlier phases to be ready for occupation before landscaping in later phases can be completed. The development can be occupied on a phase-by-phase basis (within reason, and in accordance with the phasing plan 911277 77 issue P3) without landscaping in later phases being fully completed, although landscaping for the final phase of the development will need to be completed before that phase is occupied.

Please also be reminded that condition 32 further stipulates that all approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Yours faithfully

*Victor Grayson*

Victor Grayson, Development Management Masterplanner  
for Mathias Franklin, Head of Planning and Development