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Date: 29-Oct-2025
Our Ref: 2023/93464

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 4 (Phase II report), 5 (Remediation Strategy), 8 (Construction Environmental Management Plan), 9 (CEMP: Biodiversity), 10 (road condition survey), 11 (estate roads), 12 (Lingards Road footway), 13 (highway retaining walls), 14 (highway embankments), 15 (Stability Remediation Strategy), 16 (drainage infrastructure in highway), 17 (drainage scheme), 18 (flood routing), 19 (temporary drainage), 20 (Arboricultural Method Statement), 21 (bridge details), 22 (green retaining wall), 23 (Ecological Design Strategy), 24 (ecological measures), 25 (materials), 26 (footpath connections), 27 (landscaping), 28 (lighting), 29 (temporary waste arrangements), 30 (pedestrian improvements), 31 (pedestrian improvements) and 33 (cycle parking) of previous permission 2020/93954 for erection of 42 dwellings and associated works
Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY
Application Number: 2023/93464**

I write with reference to your application to discharge the conditions for the above development as submitted on 27-Nov-2023.

Overview

An interim decision notice was issued 09/05/2024. With that decision, the following conditions were discharged or had their initial details approved:

- 4 (Phase II report)
- 5 (Remediation Strategy)
- 9 (CEMP: Biodiversity)
- 10 (road condition survey)
- 18 (flood routing)
- 23 (Ecological Design Strategy)

- 24 (ecological measures)
- 28 (lighting)

This letter should be read in conjunction with the interim decision notice.

This letter sets out the following position:

The following conditions have their details approved:

- 8 (Construction Environmental Management Plan)
- 11 (estate roads)
- 12 (Lingards Road footway)
- 13 (highway retaining walls)
- 14 (highway embankments)
- 15 (Stability Remediation Strategy)
- 16 (drainage infrastructure in highway)
- 17 (drainage scheme)
- 19 (temporary drainage)
- 20 (Arboricultural Method Statement)
- 25 (materials)
- 29 (temporary waste arrangements)

The following conditions cannot have their details approved:

- 21 (bridge details)
- 22 (green retaining wall)
- 26 (footpath connections)
- 27 (landscaping)
- 30 (pedestrian improvements)
- 31 (pedestrian improvements)
- 33 (cycle parking)

With regard to the conditions that have not had their details approved, for the avoidance of doubt, a fresh Discharge of Condition application will need to be submitted.

Condition 8 (Construction Environmental Management Plan)

You have submitted a revised document titled Construction Environmental Management Plan for Land At, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY, received by the council 24/07/2024.

I can confirm that the submitted details are acceptable for the initial requirements of condition 8.

You are reminded that condition 8 has the following ongoing requirement, which must be adhered to, to ensure continued compliance with the condition:

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Conditions 11 (estate roads), 12 (Lingards Road footway) and 16 (drainage infrastructure in highway)

You have submitted the following plans pursuant to conditions 11, 12 and 16: Plan ref. E19/7567/05:

- Plan ref. E19/7567/043B
- Plan ref. E19/7567/042C
- Plan ref. E19/7567/041C
- Plan ref. E19/7567/040C
- Plan ref. E19/7567/036H
- Plan ref. E19/7567/034L
- Plan ref. E19/7567/024K
- Plan ref. E19/7567/022F
- Plan ref. E19/7567/005-01G
- Plan ref. E19/7567/005-02F
- Plan ref. E19/7567/006-01B
- Plan ref. E19/7567/006-02
- Plan ref. E19/7567/006-03
- Plan ref. E19/7567/006-04
- Plan ref. E19/7567/007H
- Plan ref. E21/7826/008E
- Plan ref. E19/7567/009C
- Plan ref. E16/6781/011-02A
- Plan ref. E16/6781/012-01B
- Plan ref. E16/6781/012-02B
- Plan ref. E19/7567/012-03A
- Plan ref. E19/7567/012-04A
- Plan ref. E19/7567/012-05

I can confirm that the submitted details are acceptable, in so far as they relate to conditions 11, 12 and 16 only.

Notwithstanding the above, you are reminded each of the conditions has an ongoing requirement, which must be adhered to, to ensure continued compliance with the condition. These are:

Condition 11:

Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Condition 12:



No dwelling shall be occupied until the approved scheme has been implemented.

Condition 16:

The development shall be undertaken in accordance with the approved details, which shall thereafter be retained.

Furthermore, pursuant to condition 16, K.C. Highways Structures have also advised of the need to provide a "Construction Compliance Certificate" for oversize manholes. This should be submitted directly to K.C. Highways Structures.

Condition 13 (highway retaining walls)

You have submitted the following information pursuant to condition 13:

- Plan ref. 7567 02 Rev. B
- Plan ref. 7567 01 Rev. B
- Plan ref. 7567 03 Rev. E
- Plan ref. 7567 100 Rev. D

I can confirm that the submitted details are acceptable and are hereby approved.

Notwithstanding the above, you are reminded that condition 13 has the following ongoing required which must be adhered to, to ensure ongoing compliance:

The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development. The development shall be undertaken in accordance with the approved details, which shall thereafter be retained.

Conditions 14 (highway embankments) and 15 (Stability Remediation Strategy)

You have submitted the following information pursuant to conditions 14 and 15:

- Doc ref. Preliminary Slope Stability Assessment
- Plan ref. E19/7567/054-01 rev. A
- Plan ref. E19/7567/054-02 rev. A
- Plan ref. E19/7567/054-03 rev. A
- Plan ref. E19/7567/054-04 rev. A
- Plan ref. E19/7567/054-05 rev. A
- Plan ref. E19/7567/054-06 rev. A
- Email dated 07/02/2025 (applicant response regarding conditions 14 and 15)



I can confirm that the submitted details are acceptable, for both conditions 14 and 15, and are hereby approved.

Condition 14 has no further ongoing requirements and is fully discharged.

Condition 15 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter the development shall be undertaken in accordance with the approved details.

Condition 17 (drainage scheme)

You have submitted the following documents pursuant to condition 17:

- Plan ref. E19/7567/004 Rev. H
- Plan ref. E19/7567/036 Rev. H
- Plan ref. E19/7567/207B
- Plan ref. E19/7567/012-04A
- Doc ref. PROPOSED SWS OPERATIONS & MAINTENANCE ITINERARY

I can confirm that the submitted details are acceptable for the initial requirement of condition 17.

You are reminded that condition 17 has the following ongoing requirement, which must be adhered to, to ensure continued compliance with the condition:

None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter retained.

Condition 19 (temporary drainage)

A Temporary Drainage Plan (drawing SK503A) accompanied by Construction Phase Management Plan and Risk Assessment (dated June 2024) have been submitted pursuant to condition 19.

I can confirm that the submitted details are acceptable for the initial requirement of condition 19.

You are reminded that condition 19 has the following ongoing requirement, which must be adhered to, to ensure continued compliance with the condition:



The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Condition 20 (Arboricultural Method Statement)

You have submitted the revised Arboricultural Method Statement by JCA limited, received by the council 28/06/2024, pursuant to condition 20.

I can confirm that the submitted details are acceptable for the initial requirement of condition 20.

You are reminded that condition 20 has the following ongoing requirement, which must be adhered to, to ensure continued compliance with the condition:

Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Condition 21 (bridge details)

You have submitted the drawing SK07 'Bridge Details' pursuant to condition 21.

The design of the bridge is not considered problematic. However, the submitted drawing lacks the following information:

- Confirmation of the proposed colour and finish of the steel. Of note, this should include the 'steel beam' shown at ground level.
- Confirm the width and length of each bridge.

For the avoidance of doubt, the council as Local Planning Authority are only commenting on the aesthetic qualities of the bridges, which are understood to not be highway structures. Should they be determined to be Highway Structures, they may be subject to the Approval in Principle process.

Condition 22 (green retaining wall)

You have submitted the document titled Reinforced Earth System pursuant to condition 22. This details the proposed green retaining wall to be used.

The product identified in the submitted document is considered acceptable to officers. However, the condition also requires dedicated management and maintenance details for



the proposed green retaining wall. No such details have been provided. While a Landscape Management Document (dated May 2024) has been provided (considered further pursuant to condition 27), this gives no details regarding the retaining wall, or the challenges (i.e., its steepness) it may pose to management and maintenance.

Given the lack of suitable management and maintenance details, the submission cannot be accepted.

Condition 25 (materials)

You have submitted the document titled 'Proposed Materials – Lingard', received by the council 16/01/2025, pursuant to condition 25.

I can confirm that the submitted details are acceptable and are hereby approved.

Notwithstanding the above, you are reminded that condition 25 has the following ongoing requirement, which must be adhered to, to ensure continued compliance with the condition:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Condition 26 (footpath connections)

You have submitted the drawing Sk S 05 f pursuant to condition 26. The submitted details are not acceptable, for the following reasons:

- The condition requires details of all paths identified as 'footpath link's' on plan ref: E19/7567/000 rev N. The plan submitted with this application includes a similar plan to E19/7567/000 rev N, but then highlights only two smaller link paths and gives specific details on them. There is a general path section, but it is unclear if that relates solely to the highlighted section or all elements.
- Further to this uncertainty, there are various concerns with the general path section:
 - A 100mm sandstone surface is proposed. Given the varied topography of the site concerns are held over this, although limited levels of the paths have been provided to confirm. Rainfall or general usage will result in this surface falling downhill, resulting in its steady removal from the path or constant maintenance burden. Confirmation of levels across all paths should be provided and, if notably steep, consideration given to whether sandstone is appropriate or if other materials should be used.
 - No details of the grade of the hardcore are provided.



- No details of the proposed stairs are provided. On the submitted plans the connection to PROW COL/133/10 is shown as a ramp, yet other plans show it as stairs. The plans should be updated to be consistent. Details of stairs including their steepness, use of handrails, size and treatment throughout the site, should be provided.
- Specific details of land drain locations should be provided. There are concerns over the indicative details and whether the drains would conflict with features such as proposed trees or domestic curtilages.

Given the limited details provided to date, officers may provide a full commentary once a detailed strategy is submitted.

For the avoidance of doubt, the details submitted pursuant to condition 26 are not hereby discharged.

Condition 27 (landscaping)

You have submitted the following details pursuant to condition 27:

- Plan ref. R/2646/1H
- Plan ref. R/2646/2
- Plan ref. R/2646/3
- Plan ref. R/2646/4A
- Doc ref. Landscape Management Document (dated May 2024)

The submitted details are not accepted. While aspects of the submission are acceptable, condition 27 has various requirements which are inadequately addressed in the submission. These are identified, and advice offered, as follows:

27(a)(a): Additional tree planting to former a more substantial screen (or justification why this cannot be provided) is expected. This is to enhance the visual appearance of the site, while offering greater screening to adjacent residents.

27(a)(b) and 27(b)(c): Both a more detailed and robust planting and hard-landscaping strategy is expected. The area subject to this subsection of the condition is at the site's point of access, where a high quality and attractive design is required, while ensuring the landscaping measures both protect and do not prejudice the amenity of occupiers of number 45 Lingards Road through overbearing or overlooking. Sufficient screening is needed. What is 'sufficient' needs to be considered and justified by the submission, but is expected to be a mixture of hard and soft landscaping. Engagement with the occupiers of 45 Lingards Road is recommended (but for the avoidance of doubt, this is not a mandatory requirement). Smaller scale site plans (1:50 or 1:100), typical elevations, and cross sections between the new road, boundary treatment, and 45 Lingards Road are expected.



27(b): The 1.8m fence (1.5m fence and 0.3m trellis) proposed to the rear/side of plot 42 (adjacent to the development's estate road) is not considered appropriate in this prominent location. A stone wall to match the adjacent dwellings would be appropriate here.

27(b)(a): To the site's west boundary, into the adjacent field, the boundary treatment proposed is 'existing drystone boundary wall to be retained and repaired as necessary'. While this is not necessarily problematic, and while a typical 1.8m high fence is unlikely to be supported here, officers question whether the proposal is sufficient to secure the amenity of future residents, including limiting opportunities for crime. Officers would suggest that a hedgerow be included behind (within the site) the repaired drystone wall, to enhance the boundary.

27(b)(b): The submitted plans state 'existing drystone boundary wall to be retained and repaired as necessary'. The site is at a higher level than Lower Wood Farm, therefore a carefully designed boundary treatment which preserves occupiers' amenity, while responding to the building's Grade II listed status, is expected. The simple statement on the plan is insufficient to give officers confidence this has been achieved. Officers require a more thorough assessment to demonstrate the most suitable boundary treatment is being proposed to balance these requirements. Officers also advocate for a discussion with the residents of Lower Wood Farm, as their input would be welcomed (but for the avoidance of doubt, again, this is not a mandatory requirement).

27(c): No dedicated timescales for the delivery of the landscaping and public open space areas have been provided. The CEMP includes a site-wide phasing plan, however, this is too broad (it generally relates to construction phasing) to be suitable for condition 27. For example, the plans do not confirm when the public open space areas would be brought forward and ready for use, and it is noted that one public open space area is to host the site's contractor parking and material storage through phase 3 (the final phase). No details have been submitted confirming when the landscaping of this public open space area would be provided after the material storage and parking is no longer required. A dedicated timescale delivery plan for each area of public open space is necessary.

Condition 29 (temporary waste arrangements)

You have submitted a revised document titled Construction Environmental Management Plan for Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY, received by the council on 24/07/2024.

I can confirm that the submitted details are acceptable for the initial requirements of condition 29.



You are reminded that condition 29 has the following ongoing requirement, which must be adhered to, to ensure continued compliance with the condition:

The temporary arrangements so approved shall be implemented prior to first occupation of those residential units and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

Conditions 30 (pedestrian improvements) and 31 (pedestrian improvements)

No further details pursuant to these conditions have been provided and therefore the conditions must remain undischarged. Further engagement with the council's Highways Section 278 department is required to progress these conditions.

Condition 33 (cycle parking)

You have submitted drawing SK S 06 pursuant to condition 33. The submitted details are not acceptable. The following need to be addressed:

- Not all units which garages are correctly identified.
- Clear details must be provided that identify which plots are intended to have an external shed, a hoop, or storage within the dwelling.
- The location of the shed or hoops must be shown on the plan.
- Details of the size and appearance of the cycle shed(s) proposed must be provided.
- Details of the cycle hoops and any additional security measures must be provided.
- Notwithstanding the above, the use of cycle hoops (unless within a shed) is not supported as they provided limited cover from the elements, and inadequate protection from theft. Likewise, the reliance of internal storage within dwellings (excluding units with garages) is not supported as appropriate dedicated facilities for cycles are needed in order to promote the use of this form of active and sustainable travel.

The above issues must be resolved to address condition 33.

For the avoidance of doubt, the details submitted pursuant to condition 33 are not hereby discharged.

Yours faithfully,

Mathias Franklin,
Head of Planning and Development