

Conditions Discharge Tracker

Site Fenay Bridge - Homes by Honey
KC Ref. 2020/92307 - Phase 1 Outline
Update Date 10/10/2024

Status colour code:	No discharge required or N/A
	No action yet or further action required
	Actioned, not yet submitted
	Submitted for discharge
	Discharged

No.	Part	Topic	Type	Timing	Requirement	Note	Action	LPA Ref	Submission Date	Approval Date	Status
1		Time limit	Conformity	Pre-commencement	Approval of Reserved Matters	Submission made, negotiation with Local Authority required to gain approval.	N/A	2024/90058	09/01/2024		
2		Approved plans	Conformity	N/A	Conform to plans	Plans to be conformed with during construction	Cannot action yet.				
3		Time limit	Conformity	Before 15/12/26	Submission of Reserved Matters	Submission made, awaiting validation.	N/A	2024/90058	09/01/2024	N/A	
4		Time limit	Conformity	Within 2 years of RM approval	Commence development	Awaiting approval of RM.	Cannot action yet.				
5		Drainage	Conformity	N/A	Retain a 3m easement either side of the public sewer. Submit evidence of agreement for closure if closure is required	To be reflected in the detailed design and conformed with during construction.	N/A				
6		Drainage	Conformity	N/A	Develop separate systems of drainage for foul and surface water	To be conformed with during construction.	N/A				
7		Archaeology	Submit & Approve	As part of RM submission	Archaeology investigation works to be undertaken and details of how the findings have informed the design	WYAAS response remains outstanding.	JM to monitor response on public access.	2024/90058	09/01/2024		
8 a		Drainage	Submit & Approve	As part of RM submission	Foul and surface water drainage strategy	Management company required for the management of drainage assets, secured via Section 106. The location of the drainage tank differs from the Outline, we need to demonstrate how future development can be attenuated by a gravity only system is required.	Drainage consultant to review LLFA and respond accordingly.	2024/90058	09/01/2024		
8 b		Drainage	Conformity	Pre-occupation	Implement the drainage strategy in full			2024/90058	09/01/2024		
9 a		Drainage	Submit & Approve	As part of RM submission	Overland flow routing plan	LLFA have confirmed that condition can be discharged.		2024/90058	09/01/2024		
9 b		Drainage	Conformity	Pre-occupation	Complete the works comprising the approved storm event scheme			2024/90058	09/01/2024		
10		Trees	Submit & Approve	As part of RM submission	A strategy of tree mitigatory planting	Opportunities remain for greater replacement tree planting.	Update Landscape Plan to show greater tree planting.	2024/90058	09/01/2024		
11		Parking	Submit & Approve	As part of RM submission	Details of secure cycle parking for each dwelling	Cycle storage sheds needs to be show on the layout plan.	Update the Layout Plan.	2024/90058	09/01/2024		
12		Trees	Submit & Approve	As part of RM submission	Tree Survey, Arb Impact Assessment and Arb Method Statement	KC Trees have concerns over the Arb documents requesting further clarification as opposed to objection.	Submitted updated Arb information.	2024/90058	09/01/2024		
13		Ecology	Submit & Approve	As part of RM submission	An Ecological Design Strategy including Biodiversity Net Gain details	Concerns raised over the Ecological Design Strategy as it doesn't directly start how points a – k of Condition 13 are addressed	Submit revised EDS.	2024/90058	09/01/2024		
14		Ecology	Submit & Approve	As part of RM submission	Ecological Impact Assessment (EclA)	KC Ecology confirmed condition can be discharged.		2024/90058	09/01/2024		
15		Noise	Submit & Approve	As part of RM submission	Noise Impact Assessment.	Conerns raised in relation to impact on Reliance Precision and vice versa.	Discussions ongoing with neighbours regarding Noise Impact Assessment scope.	2024/90058	09/01/2024		
16		Drainage	Submit & Approve	Pre-commencement	Scheme of temporary surface water drainage during construction.	Need to understand approved design before discharging.	Cannot action yet.				
17		Contamination	Submit & Approve	Pre-commencement	Phase 1 Desk Study Report	Concerns raised with the geo-environmental ground investigation.	Revised report submitted on 18th September 2024	2024/90272	31/01/2024		

18	Contamination	Submit & Approve	Subject to Condition 17	Phase II Instructive Site Investigation Report	Concerns raised with the geo-environmental ground investigation.	Revised report submitted on 18th September 2025	2024/90272	31/01/2024	
19	Contamination	Submit & Approve	Subject to Condition 18	Remediation Strategy	Must await outcome of conditions 17 & 18.	Cannot action yet.			
20	Contamination	Conformity	N/A	Remediation works in line with Condition 19, if any unidentified contamination is found then cease works.	Must await outcome of conditions 17 & 18.	Cannot action yet.			
21	Contamination	Submit & Approve	Pre-occupation	Validation Report to be submitted in stages or comprehensively.	Must await outcome of conditions 17 & 18.	Cannot action yet.			
22	Construction Detail	Submit & Approve	Pre-commencement	Construction Environmental Management Plan	Need to understand approved design before discharging.	Cannot action yet.			
23	Construction Detail	Submit & Approve	Pre-commencement	Construction Environmental Management Plan: Biodiversity	Need to understand approved design before discharging.	Cannot action yet.			
24	Construction Detail	Conformity	Pre-commencement	Implement mitigation measures to control fugitive dust emissions.	Replicates Condition 32. Cannot be implemented until RM is approved.	Cannot action yet.			
25	Construction Detail	Submit & Approve	Pre-commencement	Details of the new retaining walls / building retaining walls adjacent to existing highway.	Measures can be agreed prior to determination of RM given access is agreed.	Instruct detailed technical plans.			
26	Construction Detail	Submit & Approve	Pre-commencement	Details of design and construction details for new surface water attention within the proposed highway.	Need to understand approved design before discharging.	Cannot action yet.			
27 a	Highways	Submit & Approve	Pre-commencement	Details of approved junction onto Rowley Lane and associated highway works.	Measures can be agreed prior to determination of RM given access is agreed.	JM to monitor response on public access.	2024/90750	12/03/2024	
27 b	Highways	Conformity	Pre-occupation	Implement the approved highway works.	Cannot be implemented until RM is approved.	Cannot action yet.			
28 a	Highways	Submit & Approve	Pre-commencement	Details of the 2m wide footway on Rowley Lane frontage.	Measures can be agreed prior to determination of RM given access is agreed.	JM to monitor response on public access.	2024/90750	12/03/2024	
28 b	Highways	Conformity	Pre-occupation	Implement the approved highway works.	Cannot be implemented until RM is approved.	Cannot action yet.			
29 a	Highways	Submit & Approve	Pre-commencement	Details of the improvements to the junction of Rowley Lane / Penistone Road.	Measures can be agreed prior to determination of RM given access is agreed.	JM to monitor response on public access.	2024/90750	12/03/2024	
29 b	Highways	Conformity	Pre-occupation	Implement the approved highway works.	Cannot be implemented until RM is approved.	Cannot action yet.			
30 a	Highways	Submit & Approve	Pre-commencement	A scheme detailing the proposed internal estate roads for adoption.	Need to understand approved design before discharging.	Cannot action yet.			
30 b	Highways	Conformity	Pre-occupation	Implement the approved highway works.	Cannot be implemented until RM is approved.	Cannot action yet.			
31 a	Highways	Submit & Approve	Pre-commencement	A condition survey of the surrounding road network.	Cannot undertake survey until closer to commencement date.	Cannot action yet.			
31 b	Highways	Submit & Approve	Within 1 month of completion	A condition survey of the surrounding road network alongside remedial work scheme.	To be completed at the end of the development.	Cannot action yet.			
31 c	Highways	Conformity	Pre-occupation of the final dwelling	Undertake remedial works to surrounding road network.	To be completed at the end of the development.	Cannot action yet.			
32	Construction Detail	Conformity	Pre-commencement	Implement mitigation measures to control fugitive dust emissions.	Replicates Condition 24. Cannot be implemented until RM is approved.	Cannot action yet.			
33	Highways	Submit & Approve	Pre-occupation	Full Travel Plan	Measures can be agreed prior to determination of RM, however need to ensure quantum of development is consistent.	Instruct Travel Plan.			
34	Parking	Conformity	Pre-occupation	Provide Electric Vehicle Charging Points.	Need to understand approved design before discharging.	Cannot action yet.			
35	Parking	Conformity	Pre-occupation	Surface and drain the parking areas in line with CLGEA standards.	Need to understand approved design before discharging.	Cannot action yet.			
36	Waste	Submit & Approve	Pre-occupation	Details of temporary arrangements for the storage and collection of waste during construction.	Need to understand approved design before discharging.	Cannot action yet.			