



Kirklees Council
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Date: 27-Nov-2025
Our Ref: 2024/90750

Dear Sir

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 27 (Rowley Lane junction arrangements), 28 (Rowley Lane footway), 29 (Rowley Lane / Penistone Road junction improvements) on previous permission 2020/92307 for outline application, including the consideration of access, for erection of residential development (up to 75 units)
Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Application Number: 2024/90750**

I write with reference to your application to discharge the conditions for the above development as submitted on 12-Mar-2024.

Conditions 27 (Rowley Lane Junction Arrangements), 28 (Rowley Lane Footway) & 29 (Rowley Lane / Penistone Road Junction Improvements)

Pursuant to Conditions 27, 28 and 29 you have submitted:

- Section 278 – General Arrangement Plan, Drawing No. E23/8060/023_01F, received 18/11/2025.
- Section 278 – Kerbing Plan, Drawing No. E23/8060/023_02F, received 18/11/2025.
- Section 278 – Surfacing Plan, Drawing No. E23/8060/023_03F, received 18/11/2025.
- Section 278 – Road Marking & Signage Plan, Drawing No. E23/8060/023_04F, received 18/11/2025.
- Section 278 – Proposed Junction Levels, Drawing No. E23/8060/023_05C, received 18/11/2025.
- Section 278 – Cross Sections, Drawing No. E23/8060/023_06G, received 18/11/2025.

- Section 278 – Road Construction Details, Drawing No. E23/8060/023_07C, received 18/11/2025.
- Section 278 – Vehicle Tracking Plan, Drawing No. E23/8060/023_08D, received 18/11/2025.
- Section 278 – Site Clearance Plan, Drawing No. E23/8060/023_09, received 18/11/2025.
- Section 104 Agreement Plan, Drawing No. E23/8060/024K, received 26/11/2025.
- Vehicle Tracking Plan, Drawing No. E23/8060/034_01C, received 19/11/2025.

The submitted details are acceptable for the initial requirements of Conditions 27, 28 and 29, and are hereby approved. However, Conditions 27, 28 and 29 each have an ongoing requirement which must be adhered to, to ensure ongoing compliance. These are:

Condition 27:

Unless otherwise agreed in writing by the Local Planning Authority, all of the agreed works shall be implemented before any part of the development is first brought into use.

Condition 28:

The development shall not be brought into use until the approved scheme has been implemented and the works so implemented be thereafter retained.

Condition 29:

Unless otherwise agreed in writing by the Local Planning Authority, all of the agreed works shall be implemented before any part of the development is first brought into use.

Yours faithfully

Mathias Franklin
Head of Planning and Development