

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2024/44/92703/W
Site Address:	Land off, Woodhead Road, Brockholes, Holmfirth
Description:	Discharge of details reserved by conditions 3 (CEMP), 15 (retaining walls materials), 22 (drainage), 23 (FRA), 32 (Verification Report), 34 (boundary treatments), 43 (infrastructure design) and 45 (PROW temporary diversion strategy) of previous permission 2021/92206 for erection of 137 homes with open space, landscaping and associated infrastructure
Recommending Officer:	Nick Hirst

DECISION – Discharge of Conditions – Split Decision

I hereby authorise the split decision of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Victor Grayson

AUTHORISED OFFICER

Date: 03/07/2025

Application: 2024/44/92703/W

Site: Land off, Woodhead Road, Brockholes, Holmfirth

Proposal: Discharge of details reserved by conditions 3 (CEMP), 15 (retaining walls materials), 22 (drainage), 23 (FRA), 32 (Verification Report), 34 (boundary treatments), 43 (infrastructure design) and 45 (PROW temporary diversion strategy) of previous permission 2021/92206 for erection of 137 homes with open space, landscaping and associated infrastructure

Relevant History

2022/93897: Discharge of conditions 3 (CEMP), 4 (Condition Survey), 5 (Site Access), 6 (Estate Roads), 10 (Highway Works), 11 (Street Lighting), 13 (Highway Retaining Walls), 14 (Retaining Structures), 15 (Retaining Facing Material), 17 (Surface Water Structures), 18 (Temp Waste Collection), 22 (Drainage Design), 23 (Flood Risk), 24 (Temp Drainage), 28 (Noise), 29 (Ventilation), 32 (Imported Soil), 33 (Facing Materials), 34 (Boundary Treatments), 35 (Landscaping & Play Areas), 37 (BMP), 38 (CEMP: Biodiversity), 39 (Lighting Design), 40 (Badgers), 42 (Archaeology), 43 (Station Materials), 44 (Footpath Location), 45 (Temp Footpath Diversion), 47 (RHIA) of previous permission 2021/92206 for erection of 137 homes with open space, landscaping and associated infrastructure – Split decision

The above application reached the following conclusion:

The following conditions had their submitted details approved and/or were discharged:

4, 5, 24, 28, 29, 33, 35, 37, 38, 39, 40, 42, 44 and 47

The following conditions were neither approved nor discharged:

3, 6, 10, 11, 13, 14, 15, 17, 22, 23, 32, 34, 43 and 45

The following assessment relates to some, but not all, of the previously undischarged conditions.

Assessment

Condition 3 (CEMP)

3. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall provide details of:

- a) a schedule of the means of access to the site for construction traffic, including the point(s) of access and associated details;
- b) a Phasing Management Plan, which shall include a timetable of planned works relevant to implementation of re-grading operations, drainage and highway installation works (including planned temporary closure and diversion of public rights of way) and any other infrastructure works as well as the sequence by which the dwellinghouses on the site are intended to be commenced and the in-curtilage and out of curtilage landscaping and planting is to be conducted (inclusive of areas of Public Open Space). As the phasing management plan relates to an ongoing process, it shall be reviewed every 6-months and updated where necessary.
- c) routing plans and control measures relating to the route(s) to be used by construction traffic on the public highway and within the site, to prevent construction traffic using unsuitable routes to access the site and to ensure safety of users of the PROW;
- d) vehicle waiting areas and include details of the management of said areas;
- e) the parking of vehicles of site operatives and visitors;
- f) details and location of signage;
- g) loading and unloading of plant and materials;
- h) storage of plant and materials used in constructing the development;
- i) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- j) measures to control the emission of dust during construction;
- k) a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- l) mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);
- m) artificial lighting used in connection with all construction related activities and security of the construction site;
- n) site manager and resident liaison officer contact details (including their remit and responsibilities); and
- o) details of engagement with local residents and occupants or their representatives.

The development shall be carried out strictly in accordance with the approved CEMP and no departure from the agreed practices shall take place without the prior written consent of the Local Planning Authority.

Reason: This pre-commencement condition is necessary to safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF, Policy LP24 of the Kirklees Local Plan and Policy 2 of the Holme Valley Neighbourhood Development Plan

The applicant has submitted a Construction Management Plan ref 811166 04 rev L (CMP) and a document titled Site Management & Environmental Plan rev D (SMEP) pursuant to this condition.

The requirements of condition 3 are considered as follows:

a) a schedule of the means of access to the site for construction traffic, including the point(s) of access and associated details;

The development's single access, from Woodhead Road, it to be utilised by construction traffic. This is depicted on the CMP. No practical alternative options exist and the access has been constructed to a suitable standard. These arrangements are acceptable.

b) a Phasing Management Plan, which shall include a timetable of planned works relevant to implementation of re-grading operations, drainage and highway installation works (including planned temporary closure and diversion of public rights of way) and any other infrastructure works as well as the sequence by which the dwellinghouses on the site are intended to be commenced and the in-curtilage and out of curtilage landscaping and planting is to be conducted (inclusive of areas of Public Open Space). As the phasing management plan relates to an ongoing process, it shall be reviewed every 6-months and updated where necessary.

The CMP includes a phasing plan which denotes the sequence of construction and also the delivery of associated infrastructure (including roads, sewers, and public open space). In-curtilage landscaping is to be delivered along with the construction of the relevant plot. The applicant has committed to 6 monthly reviews.

Officers are satisfied that the details demonstrate the infrastructure would be delivered alongside the dwellings in a timely manner, and are acceptable.

c) routing plans and control measures relating to the route(s) to be used by construction traffic on the public highway and within the site, to prevent construction traffic using unsuitable routes to access the site and to ensure safety of users of the PROW;

d) vehicle waiting areas and include details of the management of said areas;

e) the parking of vehicles of site operatives and visitors; and

f) details and location of signage;

The SMEP includes a dedicated section titled Temporary warning & direction signs on the approaches to the Site. The CMP includes a key denoting the signage proposed and its proposed location.

The submitted details are acceptable.

- g) loading and unloading of plant and materials; and*
- h) storage of plant and materials used in constructing the development;*

The construction management plan identifies the location of material store, site compound (either of which may accommodate the plant) and vehicle waiting / loading areas.

These are proposed within an area intended to be a later phase of the development, so would be operated through most of the build project. The location of the material store is noted to be adjacent to neighbouring residential properties. This is, in itself, not a cause for concern, subject to suitable site management and compliance with other aspects of the SMEP (i.e., dust and noise management). There is a commitment for the storage areas to be monitored by the site manager.

The submitted details are considered to be acceptable.

- i) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;*

The submitted SMEP includes a dedicated section titled Prevention of mud spreading onto the existing highway and Surface Water Management during the Earthworks and Construction Phases.

The details contained within this section of the SMEP are considered acceptable.

- k) a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;*

The submitted CMP identifies a waste management facility, in a suitable and convenient location, which is to be operated in accordance with industry standards. This is deemed appropriate for the scale of the development, and given limited demolition was required to facilitate the proposal.

- j) measures to control the emission of dust during construction;*
- l) mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries); and*
- m) artificial lighting used in connection with all construction related activities and security of the construction site;*

The details submitted pursuant to j), l) and m) have been reviewed by K.C. Environmental Health within their consultation response dated 22/10/2024. In summary, they confirm the submitted details are acceptable. Planning officers concur with this assessment.

- n) site manager and resident liaison officer contact details (including their remit and responsibilities); and*
- o) details of engagement with local residents and occupants or their representatives.*

The applicant has provided the following details:

The Construction Method Statement Rev C utilises the Miller Respect Scheme. The scheme has been developed to improve our interface and communication with the public (including our customers, our neighbours, and other bodies affected by our activities) and supports our policy on Corporate Responsibility. Miller Respect signage is displayed at prominent positions on the site (e.g. at site entrances or start of construction works). A National Contact number is displayed on the signage and this service is available on a 24/7 basis. The contact number for Miller Respect scheme has now been added to the Construction Method statement

In addition, the final version of the SMEP includes the contact details for the site manager (number and email). The applicant has also provided an example of the letter sent to neighbouring residents, where various contact numbers (including for the site manager and Miller Respect) were provided.

Finally, the applicant has confirmed the following engagement has been undertaken:

- Miller Homes has engaged with the landowner adjacent to the northern area of the site to discuss the drainage outfall works.*
- Noise complaints from residents have been investigated and mitigated with appropriate measures.*
- Miller Homes will write to inform residents of any particular disruptive works undertaken such as piling etc.*

Taken together, the submitted details are considered sufficient to demonstrate compliance with n) and o), and are accepted.

In summary, officers are satisfied that the submitted details adequately address all aspects of condition 3 and are recommended to be approved. However, the condition has ongoing requirements which prevent a full discharge at this time. A note to this effect is recommended to be included in the council's decision notice.

Condition 15 (retaining walls materials)

15. Details of the facing materials for the retaining walls within the site shall be submitted to and approved in writing by the Local Planning Authority before works to construct the retaining walls commence. The retaining walls shall be faced in the approved materials and thereafter maintained as such.

Reason: *In the interests of visual amenity and to accord with Policy 1 and 2 of the Holme Valley Neighbourhood Development Plan and Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.*

The applicant has submitted a photo showing the play area retaining wall north of the site access and confirmed that it has been constructed in natural stone. This is welcome and, for that wall, is considered acceptable. However, no further details of retaining walls have been provided as part of this discharge of condition submission. While other details were provided on the earlier DoC application (ref 2022/93897), it is unclear if they remain applicable.

In light of the missing further details, notwithstanding the suitable play area retaining walls, insufficient details have been provided to enable the discharge of condition 15. It is recommended that, via an interim decision notice, the applicant be invited to submit additional details within 2 months.

Condition 22 (drainage)

22. Development shall not commence until a scheme detailing foul, and surface water drainage (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, attenuation plans and cross section) has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed with separate systems of drainage for foul and surface water on and off site. The separate system shall extend to the points of discharge to be agreed. The scheme shall also include a detailed maintenance and management plan for attenuation solutions and flow control devices. None of the dwellinghouses hereby approved shall be constructed until the drainage scheme, to be approved, has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and retained thereafter.

Reason: *In the interests of satisfactory and sustainable drainage to accord with Policy LP28 of the Kirklees Local Plan and the NPPF (Para 167). This pre-commencement condition is necessary to ensure appropriate measures are designed and agreed prior to any potentially damaging flooding occurring that could harm the existing and approved dwellinghouses.*

The above condition was imposed on the advice of the LLFA, who have reviewed the submitted details. In their consultation response dated 27/10/2024 they expressed concerns over the details provided, and offered advice to the applicant.

In response to the concerns, further details were provided. In their response dated 30/12/2024 the LLFA confirmed that the final details provided were acceptable, and recommended that they can be approved.

Officers support this assessment and recommend the final details be approved. However, the condition has ongoing requirements which prevent a full discharge at this time. A note to this effect is recommended to be included in the council's decision notice.

Condition 23 (FRA)

23. The development shall be carried out in accordance with the following principles of the Flood Risk Assessment, produced by ARP dated 8th March 2022 (ref 25/58r5j). No development shall take place until a further detailed scheme is submitted to and agreed in writing by the Local Planning Authority that incorporates detail of the following solutions:

- A separate land drainage system to mitigate flood risk with an outfall into main river.*
- Repairing of exiting highway drainage in Woodhead Road to prevent water ingress into the site.*
- Capping of boreholes to prevent water re-emergence in site.*
- Capping/Packing of identified wells to prevent water re-emergence in site*
- An assessment of the effects of 1 in 100-year storm events, with an additional allowance for climate change, blockage scenarios, and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority.*

The agreed scheme shall also include a plan for inspection, maintenance and management of wells, boreholes and land drainage. None of the dwellings shall be occupied until the agreed scheme has been fully installed on the site to serve the development. The scheme shall be retained thereafter. A validation certificate shall be provided after completion of this scheme.

Reason: *To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well-being and to accord with Policies LP27 and LP28 of the Kirklees*

Local Plan as well as the NPPF (Para 167). This pre-commencement condition is necessary to ensure appropriate measures are designed and agreed prior to any potentially damaging flooding occurring that could harm the existing and approved dwellinghouses.

The above condition was imposed on the advice of the LLFA, who have reviewed the submitted details. In their consultation responses dated 27/10/2024 and 30/12/2024 they expressed concerns over the details provided, and offered advice to the applicant.

In response to the concerns, further details were provided. In their response dated 07/03/2025 the LLFA confirmed that the final details provided were acceptable, and recommended that they can be approved.

Officers support this assessment and recommend the final details be approved. However, the condition has ongoing requirements, including the need to provide a validation certificate, which prevent a full discharge at this time. A note to this effect is recommended to be included in the council's decision notice.

Condition 32 (Verification Report)

32. Before the development is brought into use a 'Verification Report' by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority for any topsoil or subsoil that has been imported onto the site. The verification report shall demonstrate how all imported topsoil and subsoil is safe and suitable for use on the site.

Reason: *To ensure the safe occupation of the site in accordance with Policy 2 of the Holme Valley Neighbourhood Plan, Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework*

The applicant has submitted the following statement pursuant to condition 32:

Currently, no topsoil or subsoil has been imported to the site. However, it is understood that a new Discharge of Condition application would need to be submitted if imported topsoil or subsoil is required on site.

The above is noted, however, the condition cannot currently be discharged and/or approved, and must remain in effect until the development is completed, to allow for the possible event that later works necessitate topsoil or subsoil being imported to the site.

Officers do not recommend that the condition be discharge and/or approved. It is recommended that a note to this effect be included in the council's decision notice.

Condition 34 (boundary treatments)

34. Prior to the occupation of the dwelling houses, further detailing of the boundary treatments across the entire site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the colour and materials composing the boundary treatments set out in approved plans (Boundary Treatments Plan – 02 – Rev H & Stone Wall Plan – 10 – Rev C). Each dwelling shall not be occupied until the works comprising the approved boundary treatment scheme for that dwelling has been completed and thereafter retained for the lifetime of the development.

Reason: *In the interests of providing defensible private amenity space in accordance with Policy 1 (Landscape Character Area 4) of the Holme Valley Neighbourhood Plan as well as the requirements of Policy LP24 Design of the Kirklees Local Plan*

The applicant has submitted the plan ref 811166 02 rev U pursuant to condition 34.

This condition, including an earlier version of the above-identified plan, was assessed as part of application 2022/93897, where it was concluded that the details submitted at that time could not be approved. The following are the concerns raised by officers under application 2022/93897, with the applicant's response (contained within the submitted Cover Letter) submitted as part of this discharge of condition submission:

Officer Comment 1: Officers question whether the 2.4m high acoustic fence, serving plot 67, should extend to plot 53 to conform to the indicative details provided within the approved Noise Assessment Report and to adhere to condition 28. Furthermore, the plans show an acoustic fence would be sited to the rear of plots 13, 14, and 15. This was not shown on the original acoustic fence specification. Clarification on why this is needed, given the greater visual impacts of such a sizable fence, should be provided.

Applicant Response 1: Attached document 9676 Woodhead Road Honley Memo 20240813 from environmental noise solutions, who produced the noise report, indicates that the acoustic fencing to plot 53 is not required. Additionally, the boundary treatments for plots 13, 14, and 15 have been updated to align with the report's requirements.

Officer Comment 2: 1.8m 'Screen walls' are proposed in various locations. These are stated to be constructed in 'materials dependent on adjoining plot'. This level of detail is inadequate. The specific material (and that of the reflective adjacent dwelling) should be confirmed on plan.

Applicant Response 2: i. The 1.8m Screen walls shown on the boundary treatments plan now sets out which specific stone is used for each screen wall.

Officer Comment 3: The boundary treatment to plots 99, 104 and 105 does not appear on the key. It is unclear what this boundary is intended to be.

Applicant Response 3: i. Plots 99, 104, 105 are now correctly referenced in the key.

Officer Comment 4: The plan states 'Please refer to plan 10 stonewall location plan for locations of stone walls to remain, to be removed and new walls to be constructed'. This presumably relates to an updated version of Stone Wall Plan – 10 – Rev C, as referenced within the condition. No such document has been submitted and no further details on how the stone walls throughout the site have been provided. Without the further details relating to stone walls, officers cannot undertake a full assessment. In addition to confirming locations of stone walls to remain, to be removed and new walls to be constructed, this document should confirm walls to be retained are to be repaired what will happen to existing gates.

Applicant Response 4: i. The boundary treatments plan has been updated to detail the status of existing stone walls - indicating which walls will remain, which will be removed, and where new walls will be constructed. Additionally, the plan confirms which retained walls are slated for repair, and specifies the plans for any existing gates.

Officer Comment 5: There are lines denoting sewer pipes crossing the plan that complicate reading the document and should be removed.

Applicant Response 5: i. The sewer pipes have been removed from the revised boundary treatments plan.

Officer Comment 6: Separate soft landscaping plans have been provided which include coloured coded boundary treatments. However, these are not defined within the key. Therefore, officers are unable to ascertain whether they contradict, comply with, or elaborate upon the dedicated boundary treatment plan. There are also noted to be some minor inconsistencies between the proposed boundary layout of the dedicated boundary plan and soft landscaping plans.

Applicant Response 6: i. The soft landscaping plans no longer include boundary treatments in order to prevent duplicate or incorrect information being shown.

Officers consider the above responses to satisfactorily address the previous concerns raised, and recommend that the submitted revised plan be approved.

The condition has an ongoing requirement, which is recommended to be referenced in the council's decision notice. The condition therefore cannot currently be fully discharged at this stage.

Condition 43 (infrastructure design)

43. Prior to the installation of any electrical substation(s) or drainage pumping station(s) serving the development, details of the appearance, scale, layout and landscaping of the aforementioned infrastructure shall be submitted to and approved by the Local Planning Authority. The infrastructure shall be installed in accordance with the submitted details prior to completion of the development.

Reason: *To ensure supplementary infrastructure serving the development is designed in an attractive and supplementary manner so as not to detract from the appearance of the development and surrounding area in accordance with Policy 1 of the Holme Valley Neighbourhood Development Plan and Policy LP24 of the Kirklees Local Plan.*

This condition was assessed as part of application 2022/93897, where it was concluded that the details submitted at that time could not be approved. The following was stated on the decision notice:

The submitted information is not accepted.

The information, insofar as it relates to the pump station, raises no concerns. However, for the substation two different plans are listed. Plan ref. S25C-7i23100510350 Sub Station shows a suitably designed substation, but does not denote the proposed materials; officers require the facing materials to match the dwellings on site. The previously opposed plan, ref. C1065234 - 11kv 315 - 1000 kVA UDE IN PREFABRICATED ENCLOSURE (ICP), was re-submitted and it is unclear why. On this plan, officers previously commented:

A Northern Powergrid specification for a standardised substation has been submitted which highlights that the substations on the site would be finished with Glass Reinforced Plastic. This is not acceptable as substations should be finished with materials reflected within the wider development to ensure that they fit in with the surrounding built environment. A revised design for the substations is consequently required.

In response, the applicant has provided a photo of the now-built substation within their submitted cover letter. This shows a (artificial) stone substation with (presumably) artificial slate roofing, to match the dwellings on site. This is considered acceptable being a suitably high-quality design compared to the previously objected-to Glass Reinforced Plastic structure.

In light of the above, officers consider the details of the substation to be acceptable and recommend they be approved.

As part of this application the applicant has not formally re-submitted the previously accepted details relating to the pump station, although officers are suitably satisfied that their intent has not changed. Given all relevant documents are immediately accessible online, subject to clear denotation of where the relevant documents may be found, it is considered appropriate to approve the relevant documents for the pump station as submitted via application 2022/93897.

The condition has an ongoing requirement, which is recommended to be referenced in the council's decision notice. The condition therefore cannot currently be fully discharged at this stage.

Condition 45 (PROW temporary diversion strategy)

45. Prior to the commencement of superstructure works, a scheme detailing arrangements and specification for the temporary diversion work of definitive public footpaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details: large scale plans showing the proposed location, design and landscape of any diverted public footpaths within or adjacent to the site; existing and proposed full cross and long sections, including gradients and boundary treatments; any temporary construction specifications, signing, and surfacing materials; an independent Safety Audit covering all aspects of the work; pedestrian safety measures in respect of guarding the public footpaths; and a timescale for its implementation. The development shall then be carried out in accordance with this approved scheme in accordance with the approved timescales and thereafter retained. Unless otherwise agreed in writing until such time as the legal diversion of the public rights of way has been formally confirmed and the approved diverted routes completed, the existing line of the public right of way shall remain available for use.

Reason: *To ensure public footpaths are accessible, attractive and appropriately designed, and constructed, and to accord with Policy 11 of the Holme Valley Neighbourhood Development Plan and Policies LP23, LP24 and LP47 of the Kirklees Local Plan as well as Chapter 8 of the National Planning Policy Framework.*

Discussions regarding this condition and the submitted details between planning officers, the Highway Authority and the applicant are ongoing.

Although the submitted details are currently unacceptable, discussions are progressing. It is considered reasonable for this application to be kept open for a period of two months for further details to be submitted and assessed pursuant to condition 45.

Summary

The following conditions may have their details approved:

- 3, 22, 23, 43

The following conditions cannot have their details approved:

- 32 and 45

It is considered reasonable for the application to be kept live for a two-month period for further details pursuant to conditions 32 and 45 to be submitted.

Recommendation: Issue split decision, with additional time for further details to be provided.

Report Dated: 02/07/2025

Proposed Letter Text

Condition 3 (CEMP)

You have submitted the following information pursuant to condition 3:

- Document ref Site Management & Environmental Plan rev D
- Plan ref Construction Management Plan rev L
- Cover letter dated 10/09/2024

I can confirm that the details set out in the above documents are acceptable for the purposes of condition 3, and are hereby approved.

Notwithstanding the above, the condition has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The development shall be carried out strictly in accordance with the approved CEMP and no departure from the agreed practices shall take place without the prior written consent of the Local Planning Authority.

Condition 15 (retaining walls materials)

You have submitted a photo showing the play area retaining wall north of the site access and confirmed that it has been constructed in natural stone.

This is welcome and, for that wall, is considered acceptable. However, no further details of retaining walls have been provided as part of this discharge of condition submission.

In light of the missing further details, notwithstanding the suitable play area retaining walls, insufficient details have been provided to enable the discharge of condition 15.

You are invited to submit details relating to the additional details within 2 months as part of this Discharge of Condition application.

Condition 22 (drainage) and Condition 23 (FRA)

You have submitted the following drawings and documents pursuant to conditions 22 and 23:

- Document ref 425-58 SWS v4
- Document ref 425-58 V8
- Document titled Drainage Maintenance and Management Plan for Development at Woodhead Road, Brockholes
- Email dated 03/11/2024, subject MLR/07 - Boreholes / Wells Capping – Honley
- Plan ref 0425/58/03.02 rev X
- Plan ref 0425/58/500 rev M
- Plan ref 425/58/10.04 rev C
- Plan ref 425/58/79
- Plans ref STS3286-001 to STS3286-009 (Carlow Concrete specification sheets)

I can confirm that the details set out in the above-listed drawings and documents are acceptable for the initial requirements of both condition 22 and 23, and are hereby approved.

Notwithstanding the above, be aware that each condition has an ongoing requirement which must be adhered to, to ensure ongoing compliance. These are as follows:

Condition 22

None of the dwellinghouses hereby approved shall be constructed until the drainage scheme, to be approved, has been provided on the site to

serve the development or each agreed phasing of the development to which the dwellings relate and retained thereafter.

Condition 23

None of the dwellings shall be occupied until the agreed scheme has been fully installed on the site to serve the development. The scheme shall be retained thereafter. A validation certificate shall be provided after completion of this scheme.

Condition 32 (Verification Report)

You have submitted the following statement pursuant to condition 32:

Currently, no topsoil or subsoil has been imported to the site. However, it is understood that a new Discharge of Condition application would need to be submitted if imported topsoil or subsoil is required on site.

The above is noted, however, the condition cannot currently be discharged and/or approved, and must remain in effect until the development is completed, to allow for the possible event that later works necessitate topsoil or subsoil being imported onto the site.

For the avoidance of doubt, condition 32 is not hereby discharged.

Condition 34 (boundary treatments)

You have submitted the drawing referenced 811166 / 02 rev U pursuant to condition 34.

I can confirm that the details set out in the submitted drawing are acceptable for the purposes of condition 34, and are hereby approved.

Notwithstanding the above, the condition has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

Each dwelling shall not be occupied until the works comprising the approved boundary treatment scheme for that dwelling has been completed and thereafter retained for the lifetime of the development.

Condition 43 (infrastructure design)

You have submitted the following details pursuant to condition 43:

- Plan ref 811106 / 03 rev O
- Cover letter dated 10/09/2024 (which includes a photograph of the substation)

- Photograph showing an example pump station – Submitted via separate application ref 2022/93897
- Plan ref 2269-16718 PDAS Drg IH260723 – Submitted via separate application ref 2022/93897
- Plan ref B96417061-2 Hazard Area Drawing – Submitted via separate application ref 2022/93897
- Plan ref S25C-7i23100510350 – Submitted via separate application ref 2022/93897

I can confirm that the details set out in the above-listed drawings and documents are acceptable for the initial requirements of condition 43, and are hereby approved.

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

The infrastructure shall be installed in accordance with the submitted details prior to completion of the development.

Condition 45 (PROW temporary diversion strategy)

Based on the submitted details, condition 45 cannot currently be discharged.

Discussions between planning officers, the Highway Authority and the applicant are ongoing regarding this condition and the submitted details.

You are invited to submit additional details within 2 months as part of this Discharge of Condition application.