



Kirklees Council  
Planning and Development Service  
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Date: 12/09/2025  
Our Ref: 2024/92862

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 details reserved by conditions 3 (perimeter boundary treatment), 10 (cycle parking) and 14 (highways specification) of previous Reserved Matters approval 2019/91638 for erection of 27 dwellings pursuant to outline permission 2017/92233 for erection of up to 34 dwellings**

**Land at Abbey Road, Shepley, Huddersfield, HD8 8DY**

**Application Number: 2024/92862**

I write with reference to your application to discharge the conditions for the above development as submitted on 08/10/2024.

**Condition 3 (perimeter boundary treatment)** – You have submitted a drawing titled “Western Boundary and Plot 27 Wall Proposals” (drawing 00-111 rev B) pursuant to condition 3. This drawing (which had already been submitted and approved under application 2022/90245 in relation to the site’s western boundary and around the side of plot 27 (now 31 Tailors Green)) does not show boundary treatments for the rest of the site’s perimeter. Furthermore, you have not submitted an assessment of the works required to repair/replace the site’s existing stone perimeter wall, or a timescale for the implementation of the boundary treatment. This information is specifically required by condition 3.

It has not been demonstrated that highway safety, visual amenity and the character of the surrounding area would be maintained. As insufficient information has been submitted, an approval pursuant to condition 3 cannot be issued.

**Condition 10 (cycle parking)** – You have submitted a Proposed Site Plan (drawing 00-103 rev CC) pursuant to condition 10. The proposed provision of space for cycle parking within integral or external garages is considered acceptable. For the dwellings that would not have garages, sheds are illustrated within plots 01, 02, 03, 04, 05, 07 and 08. However, no sheds are shown for plots 11, 12 or 13. Furthermore, no other details (such as elevations or product sheets) of the sheds have been provided.

It has not been demonstrated that adequate cycle parking (that would be conveniently-located, suitably-sized, covered and secure) would be provided for all dwellings. As insufficient information has been submitted, an approval pursuant to condition 10 cannot be issued.

**Condition 14 (highways specification)** – You have submitted a Section 38 Layout (drawing 1305/11/02.01 rev N) pursuant to condition 14. While this provides a plan view of the proposed highway works (including locations of gullies etc), it does not provide a full specification (including sections, full details of drainage features and surface materials etc).

It has not been demonstrated that highway safety and safe pedestrian access to and from the site would be provided and maintained. As insufficient information has been submitted, an approval pursuant to condition 14 cannot be issued.

### **Note regarding site validation**

You have also applied for approval of details pursuant to condition 9 of the Reserved Matters approval 2019/91638. Your application form indicates that condition 9 relates to “soil validation”, however this is incorrect – condition 9 actually relates to the surfacing and drainage of parking spaces.

It appears that you actually seek an approval pursuant to condition 9 of the outline permission (2017/92233, as varied by 2019/92206), which is a condition requiring the submission of a validation report, and which has not been discharged to date. However, conditions of outline and Reserved Matters approvals require separate Discharge of Conditions applications, and a further Discharge of Condition application (relating to outline condition 9) would need to be submitted.

Although no determination pursuant to outline condition 9 has been made under this current Discharge of Conditions application, it is recommended that you refer to the comments of KC Environmental Health dated 28/10/2024, as these comments relate to the validation information that has been submitted. See:



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[https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application\\_number=2024/92862&file\\_reference=1063947](https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2024/92862&file_reference=1063947).

The comments of KC Environmental Health would need to be addressed in the further Discharge of Condition application that would need to be submitted.

Yours faithfully

*Victor Grayson*

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