



**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2024/70/93575/W

To: Steve Mitchell,
SB Homes
Empire House
Lewisham Road
Slaithwaite
Huddersfield
HD7 5AL

For: Steve Mitchell, SB Homes

**In pursuance of its powers under the above-mentioned Act and Order the
KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning
Authority hereby permits:-**

VARIATION CONDITION 2 (PLANS) ON PREVIOUS PERMISSION 2020/93954
FOR ERECTION OF 42 DWELLINGS AND ASSOCIATED WORKS

At: LAND AT, LINGARDS ROAD, SLAITHWAITE, HUDDERSFIELD, HD7 5HY

**In accordance with the plan(s) and applications submitted to the Council on
20-Dec-2024 [together with those plans and application(s) submitted to the
Council on 18-Nov-2020 and incorporated into planning permission 2020/93954
granted on 11-Oct-2023] and subject to the condition(s) specified hereunder:-**

1. Removed – development commenced 20/03/2024.

2. The development hereby permitted shall be carried out in accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3. The removal of vegetation should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present work which may cause destruction of nests or, disturbance to the resident birds must cease until the young have fledged.

Reason: In the interests of preserving the biodiversity of the site, in accordance with LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

4. Removed – discharged under application ref: 2023/93464, 09/05/2024.

5. Removed – discharged under application ref: 2023/93464, 09/05/2024.

6. Remediation of the site shall be carried out and completed in accordance with the Contamination Remediation Method Statement for Proposed development of Lingards Road, Slaithwaite, authored by Haigh Huddleston and Associates (ref: E19/7567/MD/06), dated 03/11/2023, which was approved under application reference 2023/93464, granted 09/05/2024, (to satisfy/discharge Condition no. 5 (Remediation Strategy) imposed on previous permission 2020/93954, granted 11/10/2023). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

7. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

8. Development shall be carried out strictly in accordance with the Construction Environmental Management Plan, approved under application reference 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 8 (Construction Environmental Management Plan) imposed on previous permission 2020/93954, granted 11/10/23), and no change from thereon shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, to ensure harm to biodiversity is avoided, and to accord with Policies LP21, LP24, LP30 and LP52 of the Kirklees Local Plan.

9. Development shall be carried out strictly in accordance with the Construction Environmental Management Plan: Biodiversity Land off Lingards Road, Slaithwaite, authored by Middleton Bell Ecology (ref: MBE/OTH/2023/23/01), dated 16/11/2023, which was approved under application 2023/93464, granted 09/05/2024 (to satisfy/discharge condition no. 9 (CEMP: Biodiversity) imposed on previous permission 2020/93954, granted 11/10/2023). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure avoidance of impacts to protected and priority species in order to prevent significant ecological harm in accordance with Policy LP30 of the Kirklees Local Plan.

10. Development shall be carried out strictly in accordance with the Road Condition Survey, received 19/12/2023, which was approved under application 2023/93464, granted 09/05/2024 (to satisfy/discharge condition no. 10 (Road Condition Survey) imposed on previous permission 2020/93954, granted 11/10/2023). Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. In the event that a defect is identified during other routine inspections of the highway that is considered to be a danger to the public it must be immediately made safe and repaired within 24 hours from the applicant being notified by the Local planning Authority.

Reason: Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway, to ensure the safe and efficient operation of the highway in accordance with Policy LP21 of the Kirklees Local Plan.

11. Development shall be carried out strictly in accordance with the following plans:

1. E19/7567/043B
2. E19/7567/042C
3. E19/7567/041C
4. E19/7567/040C
5. E19/7567/036H
6. E19/7567/034L
7. E19/7567/024K

8. E19/7567/022F
9. E19/7567/005-01G
10. E19/7567/005-02F
11. E19/7567/006-01B
12. E19/7567/006-02
13. E19/7567/006-03
14. E19/7567/006-04
15. E19/7567/007H
16. E21/7826/008E
17. E19/7567/009C
18. E16/6781/011-02A
19. E16/6781/012-01B
20. E16/6781/012-02B
21. E19/7567/012-03A
22. E19/7567/012-04A
23. E19/7567/012-05

Which were approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 11 (Estate Roads) imposed on previous permission 2020/93954, granted 11/10/2023). Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan.

12. Development shall be carried out strictly in accordance with the following plans:

1. E19/7567/043B
2. E19/7567/042C
3. E19/7567/041C
4. E19/7567/040C
5. E19/7567/036H
6. E19/7567/034L
7. E19/7567/024K
8. E19/7567/022F
9. E19/7567/005-01G
10. E19/7567/005-02F
11. E19/7567/006-01B
12. E19/7567/006-02
13. E19/7567/006-03
14. E19/7567/006-04
15. E19/7567/007H
16. E21/7826/008E
17. E19/7567/009C
18. E16/6781/011-02A
19. E16/6781/012-01B
20. E16/6781/012-02B

21. E19/7567/012-03A
22. E19/7567/012-04A
23. E19/7567/012-05

Which were approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 12 (Lingards Road Footway) imposed on previous permission 2020/93954, granted 11/10/2023). No dwelling shall be occupied until the approved scheme has been implemented.

Reason: To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan.

13. Development shall be carried out strictly in accordance with Plan Ref: 7567 01 Rev B, 7567 02 Rev B, 7567 03 Rev E and 7567 100 Rev D, approved under application reference 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 13 (Highway Retaining Walls) imposed on previous permission 2020/93954, granted 11/10/23). 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.

Reason: To ensure the stability of retaining structures on site, for the safe and efficient operation of the highway and to comply with Policy LP21 of the Kirklees Local Plan.

14. Development shall be carried out strictly in accordance with the following plans:

1. Doc ref: Preliminary Slope Stability Assessment
2. E19/7567/054-01 Rev A
3. E19/7567/054-02 Rev A
4. E19/7567/054-03 Rev A
5. E19/7567/054-04 Rev A
6. E19/7567/054-05 Rev A
7. E19/7567/054-06 Rev A
8. Email dated 07/02/2025 (Applicants response regarding conditions 14 and 15).

Which were approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 14 (Highway Embankments) imposed on previous permission 2020/93954, granted 11/10/2023).

Reason: In the interest of protecting the safe use of the highway network, in accordance with policy LP21 of the Kirklees Local Plan.

15. Development shall be carried out strictly in accordance with the following plans:

1. Doc ref: Preliminary Slope Stability Assessment
2. E19/7567/054-01 Rev A
3. E19/7567/054-02 Rev A
4. E19/7567/054-03 Rev A
5. E19/7567/054-04 Rev A
6. E19/7567/054-05 Rev A

7. E19/7567/054-06 Rev A
8. Email dated 07/02/2025 (Applicants response regarding conditions 14 and 15).

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

Reason: In the interest of protecting the safe use of the highway network, in accordance with policy LP21 of the Kirklees Local Plan.

16. Development shall be carried out strictly in accordance with the following plans:

1. E19/7567/043B
2. E19/7567/042C
3. E19/7567/041C
4. E19/7567/040C
5. E19/7567/036H
6. E19/7567/034L
7. E19/7567/024K
8. E19/7567/022F
9. E19/7567/005-01G
10. E19/7567/005-02F
11. E19/7567/006-01B
12. E19/7567/006-02
13. E19/7567/006-03
14. E19/7567/006-04
15. E19/7567/007H
16. E21/7826/008E
17. E19/7567/009C
18. E16/6781/011-02A
19. E16/6781/012-01B
20. E16/6781/012-02B
21. E19/7567/012-03A
22. E19/7567/012-04A
23. E19/7567/012-05

Which were approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 16 (Drainage Infrastructure in Highway) imposed on previous permission 2020/93954, granted 11/10/2023). The development shall be undertaken in accordance with the approved details, which shall thereafter be retained.

Reason: To ensure the stability of retaining structures on site, for the safe and efficient operation of the highway and to comply with Policy LP21 of the Kirklees Local Plan.

17. Development shall be carried out strictly in accordance with Plan Ref: E19/7567/004 Rev H, E19/7567/036 Rev H, E19/7567/207B, E19/7567/012-04A and Doc Ref: Proposed SWS Operations & Maintenance Itinerary Ref: E19/7567/HH/L004A, which was approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 17 (Drainage Scheme) imposed on previous permission 2020/93954, granted 11/10/2023). 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.

Reason: In the interest of ensuring an appropriate surface water system and mitigation of flood risk, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan.

18. Development shall be carried out strictly in accordance with Flood Routing Plan, drawing no. E19/7567/019F, dated Oct-22, which was approved under application 2023/93464, granted 09/05/2024 (to satisfy/discharge condition no. 18 (Flood Routing) imposed on previous permission 2020/93954, granted 11/10/2023). No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, and such approved scheme shall be retained thereafter.

Reason: In the interest of ensuring an appropriate surface water system and mitigation of flood risk, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan.

19. Development shall be carried out strictly in accordance with Plan Ref: SK503A 'Temporary Drainage Plan, and the Construction Phase Management Plan and Risk Assessment, which was approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 19 (Temporary Drainage) imposed on previous permission 2020/93954, granted 11/10/2023). 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.

Reason: In the interest of ensuring an appropriate surface water system and mitigation of flood risk, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan.

20. Development shall be carried out strictly in accordance with the Arboricultural Method Statement, Ref: 20427/AJB, authored by JCA Limited, which was approved under application 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 20 (Arboricultural Method Statement) imposed on previous permission 2020/93954, granted 11/10/2023).

Reason: So as to protect to viability of the protected mature and protected trees within close proximity to the application site and to accord with Policy LP33 of the Kirklees Local Plan.

21. Prior to above ground works commencing, a scheme detailing the proposed design and construction details for the new bridge structure(s), including any wing walls, carrying the new access roads over the un-named watercourse shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the new bridge structures shall be implemented in accordance with the approved details and shall thereafter be retained so.

Reason: To ensure acceptable design details of the bridge structures, in accordance with policy LP21 of the Kirklees Local Plan.

22. Prior to above ground works commencing, details of the proposed Green Retaining Wall System, as shown on plan ref. "E19/7567/000 Rev. N", shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include, but not be limited to design, management and maintenance arrangements. Thereafter the Green Retaining Wall System shall be implemented in accordance with the approved details and thereafter retained so.

Reason: In the interest of visual and residential amenity, to comply with the aims of Policy LP24 of the Kirklees Local Plan.

23. Development shall be carried out strictly in accordance with the Ecological Design Strategy, authored by Middleton Bell Ecology, Ref: MBE/OTH/2023/7/02, dated 27/07/2023, approved under application reference 2023/93464, granted 09/05/2024 (to satisfy/discharge condition nos. 23 (Ecological Design Strategy) & 24 (Ecological Measures) imposed on previous permission 2020/93954, granted 11/10/2023). Once installed, all ecological features shall be retained in that manner thereafter.

Reason: To ensure the development hereby permitted provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan.

24. Removed/merged with Condition no. 23 – discharged under application ref: 2023/93464, 09/05/2024.

25. Development shall be carried out strictly in accordance with the Proposed Materials – Lingards, approved under application reference 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 25 (Materials) imposed on previous permission 2020/93954, granted 11/10/23). The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Reason: In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.

26. Prior to above ground works commencing, a scheme detailing the proposed 'Footpath Link's, as shown on plan ref. "E19/7567/000 Rev. N" shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include where the path(s) connect to PROW COL/133/10 and COL/117/10. The scheme shall include full sections, construction specifications, drainage works, lighting, surface finishes, signage, and treatment of sightlines. Before any building is brought into use the footpath(s) shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable and safe access is available for the development, in the interest of the safe and efficient operation of the highway and amenity, to comply with the aims of Policy LP21 and LP24 of the Kirklees Local Plan.

27. Notwithstanding the submitted information, prior to landscaping works commencing and/or the occupation of any of the hereby approved dwellings, a comprehensive schedule of hard and soft landscaping with management and maintenance strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The schedule shall include:

a) Layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species across the site. This shall include, but not be limited to:

- a. Appropriate trees and hedgerow planting along the site's north boundary, to provide screening between the new properties and existing properties fronting onto Manchester Road
- b. Planting specifications to provide appropriate screening between the new access road and no. 45 Lingards Road.

b) Details of all hard landscape materials and boundary treatments for the site including garden fences/walls etc. and proposed treatment to existing boundaries and retained features. This shall include, but not be limited to:

- a. Specifications for the western boundary to the adjacent open land.
- b. Specifications for the boundary treatment between the site and the adjacent property Lower Wood Farm
- c. Boundary treatment to provide screening between the new access road and no. 45 Lingards Road, to include section plan(s).

c) Timescales for implementation of the hard and soft landscaping, to include the land identified as Public Open Space on plan ref. R/2646/1 Rev. E.

d) A management and maintenance strategy of the hard and soft landscaping to cover a minimum of five years.

The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved soft landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with

others of similar size and species. The hard landscape proposals shall thereafter be retained.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan.

28. Installation of any external lighting (excluding that within the adoptable highway) shall be undertaken strictly in accordance with Lighting Design Strategy – Lingards Road, Slaithwaite, received 18/04/2024, Lingard Road, Slaithwaite Installation: Proposed Lighting, authored by Ansell Lighting, Ref No. QUO-89349-L0B7C3, dated 26/01/2024, and Untitled/Unreferenced site plan with illuminance levels, received 18/04/2024, approved under 2023/93464, granted 09/05/2024, (to satisfy/discharge condition no. 28 (Lighting) imposed on previous permission 2020/93954, granted 11/10/2023), and no change from thereon shall take place without the prior written consent of the Local Planning Authority, and these shall be maintained thereafter in accordance with the strategy.

Reason: To avoid indirect impacts on local species in the interest of ecological mitigation, while balancing residential amenity and crime mitigation, to comply with Policies LP24 and LP30 of the Kirklees Local Plan.

29. Development shall be carried out strictly in accordance with the Construction Environmental Management Plan, approved under application reference 2023/93464, granted 29/10/2025 (to satisfy/discharge condition no. 29 (Temporary Waste Arrangements) imposed on previous permission 2020/93954, granted 11/10/23). 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.

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

30. Prior to the occupation of the hereby approved dwellings, notwithstanding the details shown on the approved plan(s), a scheme detailing the improvement of pedestrian provisions between the junctions of Lingards Road and Nields Road, and Lingards Road and Manchester Road shall be submitted to, and approved in writing by, the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include details of construction specification, surfacing, drainage, kerbing and any necessary Transport Regulation Orders and associated highway works, with an independent Safety Audit covering all relevant aspects of the work. No dwellings shall be occupied until the approved scheme has been implemented.

Reason: In the interests of mitigating highway impacts of the proposal, to ensure highway safety and compliance with LP21 of the Kirklees Local Plan.

31. Prior to the occupation of the hereby approved dwellings, notwithstanding the details shown on the approved plan(s), a scheme for the provision of pedestrian improvements along Lingards and Nields Road at the Springfield Avenue and Yew Tree Lane junctions shall be submitted to, and approved in writing by, the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include details of the proposed construction specifications, white lining, signing, surface finishes, Traffic Regulation orders, with an independent Safety Audit covering all relevant aspects of the work. No dwellings shall be occupied until the approved scheme has been implemented.

Reason: In the interests of mitigating highway impacts of the proposal, to ensure highway safety and compliance with LP21 of the Kirklees Local Plan.

32. Prior to the occupation of the hereby approved dwellings, an electric vehicle recharging point shall be installed within the dedicated parking area of each of the approved dwellings. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging point so installed shall thereafter be retained.

Reason: In the interest of supporting low emission vehicles, to accord with the guidance contained in Policies LP24 and LP51 of the Kirklees Local Plan.

33. Prior to the occupation of the hereby approved dwellings, details of secure and covered cycle parking for the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall then be implemented in accordance with the approved details before each dwelling is occupied and therefore retained.

Reason: To encourage travel by means other than the private car in accordance with Policy LP21 of the Kirklees Local Plan.

34. Prior to the occupation of the hereby approved dwellings, each dwelling's respective bin collection point, as shown on plan ref. "E19/7567/000 Rev. N", shall be provided and made ready for use. Thereafter each waste collection point shall be retained.

Reason: To ensure the provision of adequate waste storage, in the interest of highway efficiency and to comply with Policy LP21 of the Kirklees Local Plan.

35. Prior to the occupation of the hereby approved dwellings, the vehicle parking areas as shown within the submitted plans shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded. The vehicle parking areas shall thereafter be retained and available for use as vehicle parking.

Reason: To ensure that sufficient parking is provided and retained to serve the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan.

36. Prior to the occupation of the hereby approved dwellings, the sightlines of the new junction onto Lingards Road, as shown on plan ref. "E19/7567/000 Rev. N", shall be cleared of all fixed obstructions to visibility exceeding 1.0m in height. The sightlines as made shall thereafter be retained free of any fixed obstruction.

Reason: To ensure adequate visibility in the interests of highway safety, in accordance with Policy LP21 of the Kirklees Local Plan.

37. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: To ensure appropriate and sustainable drainage infrastructure is in place, to accord with Policy LP27 of the Kirklees Local Plan.

38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A, B or E of Part 1 of Schedule 2 to that Order shall be carried out within any plot without the prior written consent of the Local Planning Authority.

Reason: In the interest of visual amenity and residential amenity, to comply with Policy LP24 of the Kirklees Local Plan.

Note from K.C. Highways Structures:

All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements.

The adopting authority (i.e., Yorkshire Water) will also be required to produce and submit a legally binding agreement to the Highway Authority explicitly stating that they will be fulfilling their obligations in relation to the systematic and cyclical inspection and structural assessment of any attenuation structure located within the highway footprint, in full compliance with CS450- Inspection of Highway structures. Furthermore, all new precast pipes/ culverts/storage tanks proposed for use within the footprint of an adoptable highway must comply with the Specification for Highway Works (SHW-Series 500 or 2500) and must be accredited with a BBA (The British Board of Agreement Roads and Bridges) or HAPAS (Highway Authority Product Approval Scheme) or equivalent certificate.

Note on Crime Mitigation:

For general guidance and advice on crime mitigation please see comments from the Council's Designing Out Crime officer under previously approved application 2020/93954:

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planningapplications/filedownload.aspx?application_number=2020/93954&file_reference=936339

Note on Electric Vehicle Charging Points

1. A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.
2. Standard charging points for single residential properties that meet the requirements specified in the latest version of "Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 socket outlet would be acceptable.
3. For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) Fast (7-23kW) or Rapid (43kW+) charging points will be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points, then a lower number of charging points may be acceptable.
4. The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.

Note: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

1. Land Contamination Risk Management (LCRM)
2. BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
3. Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition

Note: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

Monday to Friday: 0730 – 1830

Saturday: 0800 – 1300

With no working Sundays or Public Holidays In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Note: Public footpaths COL/133/10 and COL/117/10 are partly within / adjacent to the development site. Neither path must be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by email address publicrightsofway@kirklees.gov.uk.

Note: It is the developer and landowner's responsibility to secure a safe development.

Note: Please note that the granting of planning permission does not override any private rights of ownership, and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership

Note from K.C. Highways Structures:

All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements.

The adopting authority (i.e., Yorkshire Water) will also be required to produce and submit a legally binding agreement to the Highway Authority explicitly stating that they will be fulfilling their obligations in relation to the systematic and cyclical inspection and structural assessment of any attenuation structure located within the highway footprint, in full compliance with CS450- Inspection of Highway structures. Furthermore, all new precast pipes/ culverts/storage tanks proposed for use within the footprint of an adoptable highway must comply with the Specification for Highway Works (SHW-Series 500 or 2500) and must be accredited with a BBA (The British Board of Agreement Roads and Bridges) or HAPAS (Highway Authority Product Approval Scheme) or equivalent certificate.

Note on Crime Mitigation:

For general guidance and advice on crime mitigation please see comments from the Council's Designing Out Crime officer under previously approved application 2020/93954:

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planningapplications/filedownload.aspx?application_number=2020/93954&file_reference=936339

Note: Electric Vehicle Charging Points

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.
- Standard charging points for single residential properties that meet the requirements specified in the latest version of "Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 socket outlet would be acceptable.
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) Fast (7-23kW) or Rapid (43kW+) charging points will be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points, then a lower number of charging points may be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.

Note: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition

Note: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

Monday to Friday: 0730 – 1830

Saturday: 0800 – 1300

With no working Sundays or Public Holidays In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Note: Public footpaths COL/133/10 and COL/117/10 are partly within / adjacent to the development site. Neither path must be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by email address publicrightsofway@kirklees.gov.uk.

Note: It is the developer and landowner's responsibility to secure a safe development.

Note: Please note that the granting of planning permission does not override any private rights of ownership, and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Approved under section 73 ref: 2024/93575			
Plots 19 to 22 elevations.	BR 02 E.	-	07/01/2025
Plots 15 to 18 Elevations	BR 06 C.	-	19/03/2026
Plots 13 and 14 layouts and elevations.	BR 07 B	-	07/01/2025
Plots 9 to 12 elevations.	BR 11 C.	-	19/03/2026
Installation Manual – UNIVERSAL kit – Supporting Information	V11.3	-	07/01/2025
Supporting Statement – Supporting Information	-	-	07/01/2025
Test Report – Supporting Information	2023DAWA21142	-	07/02/2025
Declaration for Reflection Rate of Trina Solar Modules – Supporting Information	DL-202104-011	-	13/02/2025
Approved under app discharge of condition ref: 2023/93464			
Flood Routing Plan	E19/7567/019F	F	19/12/2023
Geo-environmental Ground Investigation Report – Supporting Information	E22/7931/R001	-	27/11/2023

Contamination Remediation Method Statement – Supporting Information	E19/7567/MD/06	-	27/11/2023
Lighting Levels – Supporting Information	-	-	18/04/2024
Lighting Design Strategy – Supporting Information	-	-	18/04/2024
Installation: Proposed Lighting – Supporting Information	QUO-89349-L0B7C3	-	18/04/2024
Construction Environmental Management Plan: Biodiversity – Supporting Information	MBE/OTH/2023/23/01	-	27/11/2023
Road Condition Survey to Accompany Discharge of Condition Application – Supporting Information	-	-	19/12/2023
Ecological Design Strategy – Supporting Information	MBE/OTH/2023/7/02	-	19/12/2023
Approved under full planning permission ref: 2020/93954			
Location Plan	2019-572-01	-	19.11.2020
Site Plan 1	2019 572 50	E	09.01.2023
Site Plan 2	2019 572 51	F	09.01.2023
Site Plan 3	2019 572 52	E	09.01.2023
Site Sections A, B, C	2019 572 53	C	09.01.2023
Site Sections D, E, F, G	2019 572 54	C	09.01.2023
Site Sections H, J, K	2019 572 55	D	09.01.2023
Site Sections L, M, N, P, Q	2019 572 56	D	09.01.2023
Section Key Plan	2019 572 60	D	09.01.2023
Site Sections Across Lingards Rd	2019 572 61	B	27.01.2023
P.O.S Designations	2019 572 62	-	20.10.2022
Section Through Attenuation Tank	2019 572 63	A	30.11.2022
House Type A1	2019 572 101	D	09.01.2023
House Type A2	2019 572 102	C	25.11.2022
House Type A3	2019 572 103	C	25.11.2022
House Type B1	2019 572 104	C	21.10.2022
House Type B2	2019 572 105	C	21.10.2022
House Type C1	2019 572 106	A	01.06.2022
House Type C2	2019 572 107	A	01.06.2022
House Type C3	2019 572 108	A	01.06.2022
House Type D1	2019 572 109	B	01.06.2022
House Type E	2019 572 111	A	01.06.2022
House Type F	2019 572 112	A	01.06.2022
House Types G1 and G2	2019 572 113	B	25.11.2022
Landscape Masterplan	R/2646/1	E	17.01.2023
Planning Layout	E19/7567/000	N	09.01.2023
Main Road and Sewer Plan	E19/7567/004	K	26.01.2023
Road Long Sections	E19/7567/005	B	23.01.2023
Flood Routing Plan	E19/7567/019	E	26.01.2023
Vehicle Tracking Analysis Plan	E19/7567/034	H	23.01.2023

Existing Sewer Information	E19/7567/035	A	23.01.2023
Proposed Land Drainage	E19/7567/036	A	23.01.2023
Transport Statement – Supporting Information	1804A	Rev 2	20.10.2022
Phase 1 Environmental Assessment – Supporting Information	7364	-	19.11.2020
Phase 1 Report Supporting Letter – Supporting Information	E09/7567/MH/PW/001	-	25.11.2020
Ecological Impact Assessment – Supporting Information	MBE/ECO/2020/13/5	-	17.01.2023
Flood Risk Assessment – Supporting Information	E20/7567/FR01	E	26.01.2023
Extended Phase 1 Habitat Survey – Supporting Information	424.04328.00004	Rev 1	19.11.2020
Biodiversity Metric 3.1 – Supporting Information	-	-	17.01.2023
Design, Heritage and Access Statement – Supporting Information	2019 572 20	M	09.01.2023
Heritage Statement Extract – Supporting Information	2019 572 21	L	09.01.2023
Road Safety Audit Stage 1 – Supporting Information	2022-09 Slaithwaite RSA1	0	20.10.2022
Road Safety Audit Designer’s Response – Supporting Information	E19/7567/HH/001	-	20.10.2022
Retaining Wall Case Study – Supporting Information	-	-	20.10.2022
SuDS Retaining Wall: Case Study – Supporting Information	-	-	20.10.2022
Micro Drainage Calculations – Supporting Information	-	-	19.11.2020
Letter from Middleton Bell Ecology – Supporting Information	-	-	08.01.2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

Further details were requested in respect of the solar panels and their operation.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant’s responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the

conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 17-Apr-2026

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2024/70/93575/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
