



Kirklees Council
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Date: 18-Jun-2025
Our Ref: 2025/90314

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 3,4,5,6,7,8,9,10,11,12,13,
14,16,17,18,19,25,26 & 27 on previous permission 2024/90839 for erection of 7
Dwellings and associated infrastructure following partial demolition of existing
Public House (within a Conservation Area)
Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN
Application Number: 2025/90314**

I write with reference to your application to discharge the conditions for the above development as submitted on 05-Feb-2025.

Condition 3

To address this condition the following has been submitted:

- Remediation Statement by Ashton Bennett (January 2025, SDG 3608REM)

On the basis of the submitted scheme this condition is satisfied and discharged.

Condition 4

This condition is required to be adhered to, in connection with condition 3. Given condition 3 is discharged, it is considered condition 4 would be satisfied upon the scheme being carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 3.

Condition 5

No validation report has been received in support of the application in relation to the submitted remediation strategy. Therefore condition 5 cannot be discharged and must remain in place.

Condition 6

To address this condition the following has been submitted:

- Drawing 02RevE

The submitted scheme is demonstrating an acceptable scheme of waste storage and collection arrangements. This condition can therefore be discharged. It is a requirement of this condition that the bin stores, storage areas and collection points be constructed in accordance with the approved scheme, made operational before the dwelling to which they relate is first occupied, and shall be retained thereafter.

Condition 7

To address this condition the following has been submitted:

- Drawing 02RevE

The submitted scheme is demonstrating an acceptable scheme of temporary waste storage and collection arrangements. This condition can therefore be discharged. It is a requirement of this condition that the scheme is implemented and adhered to for the duration of the construction phase.

Condition 8

To address this condition the following has been submitted:

- Document titled 'ENVIRONMENTAL CONSTRUCTION METHOD STATEMENT – Phase 1'
- Document titled 'ENVIRONMENTAL CONSTRUCTION METHOD STATEMENT – Phase 2'
- Drawing DOC03RevE
- Drawing DOC04RevA

The submitted details are considered acceptable. Condition 8 can therefore be discharged. It is an ongoing requirement of the condition that the development is carried out strictly in accordance with the C(E)MP and adhered to throughout the period of construction. Any amendments to these details shall not take place without the prior written consent of the Local Planning Authority.

Condition 9

To address this condition the following has been submitted:

- Drainage Strategy, Rev P1 dated June 2024 (ref: 24248-DR-C-0100)
- Construction Drainage (24248-DR-C-0101)
- Drainage Calculations (ref: 24248) dated 21st June 2024
- Surface Water Drainage Maintenance and Management Schedule

The Lead Local Flood Authority (LLFA) have been consulted, advising (on 21/03/25) the following:

Condition 9: No new information addressing the LLFA's comments in the Consultation Response dated 20/02/2025 has been submitted, therefore the previous comments still apply.

NOTE: *The developer needs to address the LLFA's concerns set out in the Consultation Response dated 20/02/2025 that the various depth of sub-base below each of the permeable parking areas (to provide the required attenuation storage) have not been adequately noted on the drawings. This depth information will be required to be submitted to the LLFA – therefore, until this has been received, Condition 9 cannot be discharged.*

Condition 10: As noted in the Consultation Response dated 20/02/2025, no further information has been provided in response to the LLFA comments dated 28/01/2025. Therefore Condition 10 cannot be discharged.

Condition 11: This has already been discharged.

The response of 20/02/2025 they reference to (in relation to application 2024/93418) sets out the following:

Condition 9: The LLFA confirms acceptance of the hydraulic calculations and the details shown on Sheet 1 of 2. However, it is noted that the detail entitled "Typical Permeable Surfacing" on Sheet 2 of 2 indicates a maximum depth of sub-base to be 0.35m.

The Causeway calculations (1st sheet) indicate that the maximum water level at SPPIC2 (for example) for the critical 1 in 100 year (+CC) rainfall event is 211.355m. The Causeway calculations (2nd sheet) indicate that the sub-base is being used for storage of attenuated surface water and the invert level at SPPIC2 (for example) is 210.842m. This gives a required depth of storage as 0.513m (211.355 – 210.842). The drawing 25-005-100, Proposed Drainage Arrangement Sheet 2 of 2, should be resubmitted and the "Typical Permeable Surfacing" note on Sheet 2 of 2 should state the actual maximum depth of sub-base needed at each permeable paving surface water storage area so that the Contractor installs the correct depth.

Condition 9 cannot be discharged until drawing Sheet 2 of 2 is re-submitted with the required storage depth at each location noted on the drawing.

Condition 10: No further information has been provided in response to the LLFA comments dated 28/01/2025. Therefore Condition 10 cannot be discharged.

With regard to the response of 28/01 referred to within the above listed response of 20/02, with reference to condition no.10, the LLFA state the following:

Condition 10: The flood routing is shown to flow onto third party land (Conservative Club). This is not generally accepted, and levels within the site should be adjusted where practicable to avoid/reduce flows offsite. Therefore Condition 10 cannot be discharged.

Taking account of the response of the LLFA, it is considered that the developer must confirm the depth of the sewer by survey before this condition can be discharged. Whilst the LLFA confirms acceptance of the proposed surface water allowable discharge rate, the hydraulic calculations (subject to the confirmation of the sewer depth noted above) and the proposed Maintenance Schedules, they advise that the organisation that will be responsible for the maintenance of the surface water drainage (until adoption by the Statutory Authority) will need to be confirmed. Having regard to their response this condition cannot be discharged.

Information which is received within 21 days of the date of this letter, in relation to this condition can be considered under this application.

Condition 10

To address this condition the following has been submitted:

- Drainage Strategy, Rev P1 dated June 2024 (ref: 24248-DR-C-0100)
- Construction Drainage (24248-DR-C-0101)
- Drainage Calculations (ref: 24248) dated 21st June 2024
- Surface Water Drainage Maintenance and Management Schedule

In the absence of further justification relating to why flows off site cannot be avoided, or a revised scheme which ensures this is the case is provided, condition 10 cannot be discharged

Information which is received within 21 days of the date of this letter, in relation to this condition can be considered under this application.

Condition 11

To address this condition the following has been submitted:

- Drainage Strategy, Rev P1 dated June 2024 (ref: 24248-DR-C-0100)
- Construction Drainage (24248-DR-C-0101)
- Drainage Calculations (ref: 24248) dated 21st June 2024
- Surface Water Drainage Maintenance and Management Schedule

The submitted scheme is acceptable to enable the discharge of this condition. It is a requirement of this condition that the approved temporary drainage scheme 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

Condition 12

To address this condition the following has been submitted:

- Drawing titled DOC 05

Taking account of the response of the response of the Highways Structures Team it is considered sufficient information to satisfactorily address this condition has been submitted and this condition is therefore discharged.

Condition 13

To address this condition the following has been submitted:

- Confirmation by email dated 12th March 2025 confirming the access is not intended to be adopted.
- Drainage Strategy, Rev P1 dated June 2024 (ref: 24248-DR-C-0100)
- Construction Drainage (24248-DR-C-0101)
- Drainage Calculations (ref: 24248) dated 21st June 2024
- Surface Water Drainage Maintenance and Management Schedule

Taking account of the submitted detail and fact the access is confirmed as being intended to remain unadopted (and requirements of such a process were the road to be put up for adoption, including the associated drainage), it is considered the submitted information satisfies the requirement of this condition that this condition is therefore recommended to be discharged.

Condition 14

To address this condition the following has been submitted:

- Drawing titled 'Proposed Contours' ref 0002RevA Drawing title 'Long Sections' ref: 0003
- Drawing titled 'Kerbing and Surfacing' ref: 0001RevA
- Drawing titled 'Cross Sections' ref: 0004
- Drawing titled 'Typical Sections' ref 0005
- Drawing titled 'Bus Shelter Detail' ref 0006
- Drawing titled 'Site Plan' ref 0007
- Drainage Strategy, Rev P1 dated June 2024 (ref: 24248-DR-C-0100)
- Drawing 02RevE

The most recently submitted information was received 23rd May 2025. Within an email dated 12th June the Highways Team confirm that the scheme as submitted cannot be considered to satisfy the requirement of this condition on the basis of the following:

- The scheme does not show the existing or proposed highway boundary.
- No road safety audit documentation has been provided
- The details submitted are unclear as to whether pedestrians would have to enter private land to be able to cross the Bellmouth safely.
- The 'Kerbs and Surfacing' drawing does not show tactile paving to the proposed pedestrian crossing point, even though this is required by the CDM regulations.
- The revised plans show the proposed bus shelter outside the visibility splay. A road safety audit in regards to the location of the bus stop and shelter is required to enable an informed decision and fully assess this aspect of the scheme.

On this basis the Highways Team confirm this condition cannot be discharged. It is concluded that, given the response of the Highways Team, conditions 14 and 17 are required to remain in place.

Information which is received within 21 days of the date of this letter, in relation to this condition can be considered under this application.

Condition 16

You have submitted:

- Renewable Energy Statement dated 'December 2024 / Revised January 2025'
- Drawing 02RevE
- Drawings 07revB, 08RevD, 06RevB, 05RevB & 04RevD detailing elevations.

Taking account the extent of the submitted details, it is considered the submitted scheme to discharge condition no.16 is acceptable and this condition can be discharged. The development shall be constructed in accordance with the approved scheme and retained thereafter

Please note, this is on the basis that an electric vehicle charging point appears to be indicated upon submitted drawing 02RevE. The discharge of this condition is on the basis the an electric vehicle charging point is in place upon each dwelling in the location annotated 'ECP' upon submitted drawing 02RevE.

Condition 17

As set out in the assessment of condition no.14, this condition is required to remain in place and cannot be discharged.

Information which is received within 21 days of the date of this letter, in relation to this condition can be considered under this application.

Condition 18

To address this condition the following has been submitted:

- Annotations upon submitted drawing 02RevE stating

On the basis of the submitted details, this condition is discharged. However, it is a requirement of this condition that it is completed prior to the development being brought into use.

Condition 19

To address this condition the following has been submitted:

- Annotation upon submitted drawing 02RevE stating 'bat boxes fitted to gables of new dwellings to be shwegler 1ft and bat boxes fitted to new trees to be shwegler 1ff'

The submitted scheme is considered acceptable and condition 19 is discharged on the basis that all new bat boxes are a minimum 3m in height above ground level. It is a requirement of this condition that the scheme is implemented prior to the development being brought into use.

Condition 20

To address this condition the following has been submitted:

- Drawing 02RevE.

The submitted scheme satisfies condition 20 and this condition is discharged. It is a requirement of this condition that the development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved 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 unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

Condition 25

To address this condition the following has been submitted:

- Document titled 'Schedule of Materials'
- Drawing 04RevE
- Drawing 07RevC
- Drawing 06RevC
- Drawing 05RevC
- Drawing 08RevE

The submitted scheme is acceptable and this condition 25 is therefore discharged. It is an ongoing requirement of this condition that no dwelling be brought into use until completed in accordance with the details approved by this condition in relation to that dwelling. The external materials of construction approved by this condition shall be thereafter retained.

Condition 26

You have submitted the following:

- Drawing DOC4RevA

The scheme contained within the submitted drawing is considered acceptable and condition 26 is discharged on the basis of the scheme detailed within this drawing. No dwelling shall be brought into use until completed in accordance with the details approved by this condition in relation to that dwelling. The window and door details approved by this condition shall be thereafter retained.

Condition 27

You have submitted the following:

- Drawing no.02 RevE

On the basis the boundary treatment to the side and rear of the parking area to serve plot no.3 is a 1.2m high stone wall with 0.6m high fence above, it is considered condition 27 can be discharged. There is an ongoing requirement the scheme is undertaken prior to the use of the dwelling to which the boundary treatment relates is brought into use and that it is thereafter retained.



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Yours faithfully

Mathias Franklin
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