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Shepley DoC 17 Covering Letter 210225.doc



Kirklees Metropolitan Council  
Planning Services  
PO Box 1720  
Huddersfield Customer Service Centre  
Huddersfield  
HD1 9EL

Kathryn Jukes BA (Hons) DipTP MRTPI  
E: [k.jukes@directionsplanning.co.uk](mailto:k.jukes@directionsplanning.co.uk)  
T: 01423 525456  
M: 07908 666530

23 Victoria Avenue  
Harrogate  
North Yorkshire  
HG1 5RD

[www.directionsplanning.co.uk](http://www.directionsplanning.co.uk)

Dear Sir / Madam

**APPLICATION TO DISCHARGE CONDITION 17 CONCERNING DECISION NOTICE 2024/70/90991/E FOR ERECTION OF 52 DWELLINGS AT LAND EAST OF ABBEY ROAD, SHEPLEY, HUDDERSFIELD, HD8 8FG**

Planning permission was originally granted for the erection of 52 dwellings at land east of Abbey Road, Shepley under decision notice referenced 2020/62/93358/E. The details of the application scheme were then varied by way of a S73 application that was granted permission under reference 2024/70/90991/E.

Applications to discharge the conditions associated with application 2020/62/93358/E were submitted in advance of the S73 application, and so we understand the Council's records of the discharge of conditions applications have now been updated to refer to the latest S73 application. The change in reference to the latest permission allows for the conditions to be discharged against 2024/70/90991/E, which makes clear the intention to build out the latest S73 application.

Discharge of conditions application 2022/44/91881/E included details of information in respect to condition 17. We do not now wish for the condition to be discharged under application 2022/44/91881/E, and instead details to discharge the condition are being made under a separate discharge of conditions application.

As such, a separate letter has been sent to request removal of reference to condition under application 2022/44/91881/E, and this latest application includes the necessary details to allow for the discharge of the condition.

Condition 17 requires a scheme detailing the piping of the watercourse at the point(s) of access or within the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include a detailed maintenance and management regime for the piped watercourse and works for the lifetime of the development.

To this end, the enclosed information includes drawings showing how the watercourse is to be piped at the points of access, which includes the materials to be used in forming the channelling and means of installation of the system.

Also attached is a maintenance and management plan that is intended to set out how the works are to be managed and maintained for the lifetime of the development. The itinerary focuses on necessary actions required in respect to the two different types of watercourse which are "pipes" and "open", which require different maintenance methods. The key is however for the system to be inspected once a year and then employing a suitable means of cleaning if the watercourse is to become blocked.

**Next Steps**

If you require any further information or clarification in order to validate or determine the application then please do not hesitate to contact me.

In the meantime, we look forward to receiving acknowledgement of the application at your earliest convenience.

Yours faithfully



**Kathryn Jukes BA (Hons) DipTP MRTPI**  
Director