

**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:	2025/44/90677/W
Site Address:	Land at, Station Road, Meltham, Holmfirth, HD9 4NL
Description:	Discharge of details reserved by Conditions 8. (validation report) 14. (lighting design strategy for biodiversity) & 17. (improvement works to station road) of permission 2022/93033 for erection of 4 dwellings
Recommending Officer:	Joanna Rednall

DECISION – DISCHARGE OF CONDITIONS APPROVED

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

John Holmes

AUTHORISED OFFICER

Date: 20-Oct-2025

Officer Report

2025/90677 - Land at, Station Road, Meltham, Holmfirth, HD9 4NL

Proposal Description

Discharge of details reserved by Conditions 8. (validation report) 14. (lighting design strategy for biodiversity) & 17. (improvement works to station road) of permission 2022/93033 for erection of 4 dwellings.

Condition 8

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person 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 Verification Report in respect of those remediation measures has been 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 paragraph nos. 183 and 184 of the National Planning Policy Framework.

Condition 14

14. Prior to occupation, a "lighting design strategy for biodiversity" for the access route shall be submitted to and approved in writing by the local planning authority. The strategy shall: (a) Identify those areas/features on site that are particularly sensitive for bats and otters and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key area of their territory, for example, for foraging; and (b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To avoid indirect impacts to bats and other local species in the interests of ecological mitigation, to comply with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Condition 17

17. Prior to the occupation of the dwellings hereby approved, and notwithstanding the details shown within the submitted plans a detailed scheme

for the proposed improvement works to Station Road, including surfacing/resurfacing, drainage, provision of a footway and timetable for the implementation and completion of the works shall be submitted to the Local Planning Authority. The submitted scheme shall include detail relating to surfacing of the carriageway being undertaken using the existing and reclaimed/new stone setts. Following the issuing of written approval of the scheme by the Local Planning Authority, the works to Station Road shall be provided in accordance with the approved timeframe and shall thereafter be retained as such.

Reason: In the interests of access and highway safety, including users of the public right of way to accord with Policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted Highways Design Guide.

Assessment

Condition 8

As part of this application the following has been submitted:

- Validation Report Station Road - Meltham Plots 8 – 11 dated 19th December 2024.

Arc Environmental Ltd. carried out independent site inspections on behalf of Violet Homes Ltd. to verify the installation of hazardous ground gas protection measures at the residential development located at Plots 8 to 11, Station Road, Meltham, Huddersfield.

The applicant has submitted a report titled "Verification of Gas Protection Measures for Plots 8 to 11, Station Road, Meltham, Huddersfield", dated 19th December 2024. This report outlines that, although the Phase 1 Desk Study identified a low risk of hazardous ground gas, the site was still considered potentially at risk from gas migration. As a precaution, gas protection measures designed to meet Amber 1 classification were deemed necessary to mitigate any potential risks to future occupants.

To ensure these measures were properly implemented, validation inspections were undertaken. These inspections focused on the construction and installation of the gas membrane system and were carried out in general accordance with the following guidance:

- BS8485:2015 + A1:2019 – Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings
- CIRIA C735:2014 – Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gas
- YALPAG (Yorkshire and Lincolnshire Pollution Advisory Group) – Verification Requirements for Gas Protection Systems: Technical Guidance for Developers, Landowners and Consultants

Table 1 of the report summarises the inspection findings and includes details of the protective measures installed. A full photographic record of the inspections is provided in Appendix I, product specifications in Appendix II, and design drawings in Appendix III.

The report concludes that no non-conformances were identified during site visits. The gas protection measures were found to be correctly and satisfactorily installed. Therefore, based on the inspections carried out by Arc Environmental Ltd., the validation confirms that the gas protection measures meet the required standards and have successfully passed inspection.

Taking account of the submitted detail it is concluded that the information submitted for Condition 8 is acceptable, in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework. Condition 8 is therefore recommended to be discharged.

Condition 14

As part of this application the following has been submitted:

- Environmental Lighting Impact Assessment Report Station Road, Meltham – Phase 2

KC Ecology has assessed the submitted information and consider it reasonable and acceptable. The design is in line with the requirements of the condition.

Taking account of the submitted detail and the consultation response from KC Ecology, it is concluded that the information submitted for Condition 14 is acceptable, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. Condition 14 is therefore recommended to be discharged.

Condition 17

As part of this application the following has been submitted:

- Hard Paving Specifications 1309-902 rev A
- Hard Paving Specifications 1309-904 rev P1

KC Highways Development Management have assessed the submitted information and have provided the following comments:

This application was accompanied by drawings Nos 1309-902 Rev A and 1309-904 Rev P1 indicating the hard paving specifications and hard paving layout for phase 2 of the development. The details of construction of the hard paving were approved as part of DoC 23/92395 and the current DoC application is a continuation of this.

The details provided show that the construction will be carried out to adoptable standards (although it is noted that the highway is unadopted and unlikely to be offered for adoption).

The information provided with the application is deemed sufficient for the discharge of condition 17 of previous permission 22/93033.

Taking account of the submitted detail and the consultation response from KC Highways Development Management, it is concluded that the information submitted for Condition 17 is acceptable, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted Highways Design Guide. Condition 17 is therefore recommended to be discharged.

DECISION LETTER TEXT:

Condition 8

You have submitted the following:-

- Validation Report Station Road - Meltham Plots 8 – 11 dated 19th December 2024.

The scheme submitted satisfies Condition 8 and this condition is therefore discharged.

Condition 14

You have submitted the following:-

- Environmental Lighting Impact Assessment Report Station Road, Meltham – Phase 2

The scheme submitted satisfies Condition 14 and this condition is therefore discharged. It is a requirement of this condition that external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy

Condition 17

You have submitted the following:-

- Hard Paving Specifications 1309-902 rev A
- Hard Paving Specifications 1309-904 rev P1

The scheme submitted satisfies Condition 17 and this condition is therefore discharged. It is a requirement of this condition that following the issuing of

written approval of the scheme by the Local Planning Authority, the works to Station Road shall be provided.

Report dated: 15/10/2025