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Planning and Development Service  
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Date: 02-Sep-2025  
Our Ref: 2025/90708

Dear Sir,

**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 (Construction (Environmental) Management Plan), 6 (Temporary surface water management details), 8 (Proposed internal adoptable roads), 9 (Permanent site entrance details), 16 (Surface water attenuation details), 17 (Details of Swale/ditch management), 19 (Phase II Site Investigation details), 20 (Remediation Strategy), 25 (Noise Impact Assessment), 30 (Arboricultural Method Statement/ Tree Protection Plan), 34 (Biodiversity Gain Plan) of permission 2024/91260 for Variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) on previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive – revisions to house types, unit size mix and layout**

**Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton  
Application Number: 2025/90708**

I write with reference to your application to discharge the conditions for the above development as submitted on 13-Mar-2025.

Condition 3 (Construction (Environmental) Management Plan)

You have submitted a Construction Environmental Management Plan (Harron Homes, rev 13, August 2025) and an Air Quality Assessment (Redmore Environmental, 2443-1r1, version 1, dated 23/01/2025) pursuant to condition 3.

Details set out in these documents are acceptable for the purpose of condition 3 and are hereby approved. However, please note that this approval is issued subject to the following:

- Only a partial approval pursuant to condition 3 is hereby issued. This approval only relates to phase 1 of the development, as defined within Appendix A of the CEMP Rev 13.
- Condition 3 stipulates that the development must be carried out strictly in accordance with the approved CEMP rev 13 throughout the period of construction, and that no change therefrom may take place without the prior written consent of the Local Planning Authority.
- The required pre-development road condition surveys will need to be submitted within two weeks of the date of this decision. If the surveys are not submitted within that timeframe, a new Discharge of Conditions application would need to be submitted.
- A further submission pursuant to condition 3 (relating to phase 2) will need to be submitted under a new Discharge of Conditions application no later than January 2029 (or earlier, if the phase 2 works are rescheduled to an earlier date).
- Upon completion of the development, post-development road condition surveys and a schedule of remedial works will need to be submitted to and approved in writing by the Local Planning Authority (under a new Discharge of Conditions application), and the approved remedial works will need to be carried out following the completion of all construction works related to the development and prior to the occupation of no more than 200 dwellings of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

#### Condition 6 (temporary surface water management details)

You have submitted the following pursuant to condition 6:

- Temporary Runoff Management Plan (Eastwood, 48867-0002 rev A, 11/08/2025)
- SWMP (drawing 122-100 rev A)
- Applicant response regarding drainage (received 15/08/2025)
- Muckstopper MS-RS-400 user guide and product specification sheet
- ACO StormSed Vortex Hydrodynamic Separator data sheet

Details set out in the above-listed documents are acceptable for the purpose of condition 6 and are hereby approved. However, please note that this approval is issued subject to the following:

- Only a partial approval pursuant to condition 6 is hereby issued. This approval only relates to phase 1 of the development, as defined within plan ref. 122-100 rev. A.
- Condition 6 stipulates that:
  - *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; and*
  - *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.*

- A further submission pursuant to condition 6 (relating to phase 2) will need to be submitted under a new Discharge of Conditions application no later than January 2029 (or earlier, if the phase 2 works are rescheduled to an earlier date).

### Condition 30 (Arboricultural Method Statement / Tree Protection Plan)

You have submitted an Arboricultural Method Statement (AWA, AWA6904, 05/08/2025) pursuant to condition 30. This document includes a Tree Protection Plan at Appendix 5.

Details set out in this document are acceptable for the purpose of condition 30 and are hereby approved.

Please be reminded of condition 30's ongoing requirement, which stipulates that the development must be carried out in accordance with the approved document.

### Other conditions

Decisions will be made, or advice will be given in relation to conditions 8 (proposed internal adoptable roads), 9 (permanent site entrance details), 16 (surface water attenuation details), 17 (details of swale/ditch management), 20 (Remediation Strategy) and 34 (Biodiversity Gain Plan) in due course, once further information is submitted and/or consultee responses are received.

Yours faithfully,

Mathias Franklin  
Head of Planning and Development