Kirklees COUNCIL

Consultation Response from KC, Highways Development Management (HDM)		
2025/90710 - Land off Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH		
Discharge of details reserved by conditions 3 (Construction Environmental Management Plan), 4 (CEMP: Biodiversity), 5 (Tree protection measures), 6 (temporary surface water drainage scheme), 8 (Highways Survey), 14 (Electric Vehicle Charging Point), 16 (structural dilapidation survey), 17 (retaining walls and attenuation tanks), 18 (highway structures), 19 (flood routeing), 29 (Ecological Impact Assessment report), 30 (Biodiversity Enhancement and Management Plan), 33 (external installations) on previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue		
Date Responded: 12/09/25	**Responding Officer:** A Darwin	**Responding Ref:** HDC 3-26/3

RECOMMENDATION:

It is recommended that Conditions 3, 14, 16, 17 and 18 are not discharged at this time. The pre-commencement element of Condition 8 can be discharged.

HDM have been consulted regarding the discharge of condition application 2025/90710, relating to Conditions 3 (Construction Environmental Management Plan), 8 (Highways Survey), 14 (Electric Vehicle Charging Point), 16 (structural dilapidation survey), 17 (retaining walls and attenuation tanks), 18 (highway structures) of previous permission 2023/91212.

Condition 3 (Construction Environmental Management Plan)

A Construction Environmental Management Plan (CEMP), dated Feb 2025, has been submitted to discharge the pre-commencement element of Condition 3.

The CEMP document is generally acceptable and covers the specific points referenced in the condition. However, a number of points require additional information and / or amendment as follows:

- The report text suggests that signage details are included in Appendix 1. However, no signage information is provided. The CEMP should be updated to confirm that signage will be provided at the site entrance that includes the Site Manager contact details, as well as directional signage to direct construction traffic to utilise the agreed route via Laithe Bank Drive (it is noted that any signage located on the highway will require separate approval from the Highway Authority).
- No details have been confirmed about the timing of HGV movements on the local highway network. These should be timed outside of school start / finish times (30mins. before & after both periods), which should be confirmed in the report.
- The report identifies areas for loading/unloading of plant and materials, storage areas and construction staff/visitor parking areas, which are acceptable in principle. However, the CEMP should clearly state that only these area will be utilised for these purposes, unless otherwise agreed in writing by the Local Planning Authority (as may be required, if the locations need to move around the site during the build process), and that no loading/unloading, storage of plant/materials or staff/visitor parking will be permitted to take place off-site.

In light of the above, HDM recommend that the pre-commencement element of Condition 3 is not discharged until these matters have been addressed in a revised CEMP document.

Condition 8 (Highways Survey)

A *'Condition Survey Report'*, reference HDC/ENG/V1 by HDC Support Ltd, has been submitted to discharge the pre-commencement element of condition 8.

The report has been reviewed and is acceptable. Therefore, it is recommended that the pre-commencement element condition 8 can be discharged.

14 (Electric Vehicle Charging Point)

As advised by the Councils Environmental Health Team in their consultation response dated 01/04/25, additional / amended information is required to comply with Condition 14. Therefore, it is recommended that this condition is not discharged at this time.

16 (structural dilapidation survey), 17 (retaining walls and attenuation tanks) & 18 (highway structures)

As advised by the Councils Highways Structures Team in their latest consultation response dated 12/08/25, additional / amended information is required in relation to Condition 16; and the technical approval process (which is ongoing) of all highway highways structures has not yet been completed relating to Condition 17 & 18.

Therefore, as previously advised by the Highway Structure Team, these conditions should not be discharged at this time.