

Enquiries to: Ellie Thornhill

Candy Day,  
Orion Homes Ltd  
5, Benton Office Park  
Horbury  
Wakefield  
WF4 5RA

Kirklees Direct  
Tel: 01484 221000  
Email: [ellie.thornhill@kirklees.gov.uk](mailto:ellie.thornhill@kirklees.gov.uk)

Date: 25-Mar-2026  
Our Ref: 2025/90710

Dear, 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 (Construction Environmental Management Plan), 4 (CEMP: Biodiversity), 5 (tree protection measures), 6 (temporary surface water drainage scheme), 8 (highways survey), 14 (Electric Vehicle Charging Points), 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) and 33 (external installations) of previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue  
Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH  
Application Number: 2025/90710**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Mar-2025.

Overview

This decision letter sets out the following:

**Details approved:** Conditions 4 (CEMP for Biodiversity), 5 (tree protection), 6 (temporary surface water drainage), 14 (ECVP), 19 (flood routeing), 30 (BEMP) and 33 (external installations)

**Partial discharge:** Conditions 8 (highway survey), 16 (structural survey) and 18 (attenuation within the highway)

**Details refused:** Conditions 3 (CEMP), 17 (retaining walls and structures) and 29 (ecological Impact)

### **Condition 3: Construction Environmental Management Plan**

Pursuant to condition 3, you have submitted:

- Construction Environmental Management Plan Feb 2025 rev A (unreferenced, received 12/12/2025).

The information submitted pursuant to condition 3 is considered to be insufficient in relation to construction staff parking.

The CEMP must also include more definite wording throughout, confirming that measures “shall be” (rather than “should be”) implemented.

Given the above concerns, condition 3 cannot be discharged at this time.

For the avoidance of doubt, a fresh Discharge of Condition application will be required to enable further consideration of this condition.

### **Condition 4: CEMP: Biodiversity**

Pursuant to condition 4, you have submitted:

- Construction Environmental Management Plan (reference: 18204g/GB)

The information submitted pursuant to condition 4 is considered acceptable and is hereby approved. However, please be aware that condition 4 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The approved CEMP: Biodiversity shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.*

### **Condition 5: Tree Protection Measures**

Pursuant to condition 5, you have submitted:

- Condition 5 – Tree protection plan (Appendix 4: Tree Protection Plan by JCA)

The information submitted pursuant to condition 5 is considered acceptable and is hereby approved.

Please be reminded of the ongoing requirement of condition 5 regarding implementation throughout the construction phase.

### **Condition 6: Temporary surface water drainage scheme**

Pursuant to condition 6, you have submitted:

- Construction Phase Temporary Drainage Plan (reference: 21043-DSR-002-B)

The information submitted pursuant to condition 6 is considered acceptable and is hereby approved. However, please be aware that condition 6 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*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. 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.*

### **Condition 8: Highways survey**

Pursuant to condition 8, you have submitted:

- Condition Survey Report (reference: HDC/ENG/V1)

The information submitted pursuant to condition 8 is considered acceptable to discharge the pre-commencement element of the condition. However, please be aware that condition 8 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The submission made pursuant to this condition shall also include a timetable of works and a commitment (with responsibilities assigned to named parties) to undertake remedial works (the details of which shall be submitted to and approved in writing by the Local Planning Authority) to maintain the highway during the entirety of the works and activities referred to in condition 3 to the condition documented in the pre-commencement highway condition survey. The final highway remediation works so approved shall be completed prior to the occupation of the 18th dwelling.*

For the avoidance of doubt, a fresh Discharge of Condition application will be required to enable further consideration of this condition and its outstanding requirements.

### **Condition 14: Electric vehicle charging scheme**

Pursuant to condition 14, you have submitted:

- Electric car charging plan (reference: 2405-03-006 rev A)

The information submitted pursuant to condition 14 is considered acceptable and is hereby approved. However, please be aware that condition 14 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The provided electric vehicle charging points shall be retained thereafter.*

### **Condition 16: Structural dilapidation survey**

Pursuant to condition 16, you have submitted:

- Structural Engineers Report On Existing Boundary Retaining Wall (reference: 21\_158\_SR\_01)
- Retaining Wall Survey (reference: 21043 137 rev A)
- Retaining Wall Condition Survey (rev A)
- Retaining Wall Dilapidation Survey (reference: 21043 137 rev B)

The information submitted pursuant to condition 16 is considered acceptable to discharge the pre-commencement element of the condition. However, please be aware that condition 16 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*A further structural dilapidation survey of the retaining wall shall be submitted to and approved in writing by the Local Planning Authority following the completion of works along with proposals for remediation works relating to any defects arising in the retaining wall due to the works associated with the development hereby approved. The approved remediation works shall be implemented in full prior to the first occupation of the development hereby approved.*

For the avoidance of doubt, a fresh Discharge of Condition application will be required to enable further consideration of this condition.

### **Condition 17: Retaining walls and structures**

Pursuant to condition 17, you have submitted:

- Private Retaining Wall Replacement Adjacent Dobb Top Road (reference: 119/188/1000)
- Approval In Principle (04/04/2025 rev 00)

As the technical process for condition 17 has not yet been concluded, condition 17 must remain at this stage.

For the avoidance of doubt, a fresh Discharge of Condition application will be required to enable further consideration of this condition.

### **Condition 18: Attenuation within the highway**

Pursuant to condition 18, you have submitted:

- S104 Drainage Layout Plan (reference: 21043 101 rev L)

The information submitted pursuant to condition 18 is considered acceptable to discharge the pre-commencement element of the condition. However, please be aware that condition 18 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The development shall be completed in accordance with the approved details before any of the dwellings of the development hereby approved are first occupied and shall be retained during the life of the development.*

To satisfy this ongoing requirement the submission of a satisfactory “Construction Compliance Certificate” together with “As Built” drawings are required.

For the avoidance of doubt, a fresh Discharge of Condition application will be required to enable further consideration of this condition.

### **Condition 19: Flood routing**

Pursuant to condition 19, you have submitted:

- Flood routing plan (reference: 114 rev C)

The information submitted pursuant to condition 19 is considered acceptable to discharge the pre-commencement element of the condition. However, please be aware that condition 19 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*No dwellings of the development hereby approved shall be first occupied until the works comprising the approved scheme have been completed, and the approved works shall be retained thereafter.*

### **Condition 29: Ecological Impact Assessment**

Pursuant to condition 29, you have submitted:

- Ecological Impact Assessment Report (reference:18204d/EG rev 6)

The information submitted pursuant to condition 29 is considered to be insufficient. Therefore, condition 29 cannot be discharged at this time.

For the avoidance of doubt, a fresh Discharge of Condition application will be required to allow further consideration of this condition.

### **Condition 30: Biodiversity Enhancement and Management plan**

Pursuant to condition 30, you have submitted:

- Habitat Management and Monitoring Plan (reference: 18204h/Ado)

The information submitted pursuant to condition 30 is considered acceptable and is hereby approved. However, please be aware that condition 30 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The development shall be implemented in accordance with the approved BEMP and all measures and features shall be retained in that manner thereafter.*

### **Condition 33: External installations**

Pursuant to condition 33, you have submitted:

- Detailed elevations (reference: 2405-02-00)

The information submitted pursuant to condition 33 is considered acceptable and is hereby approved. However, please be aware that condition 33 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*Thereafter the development shall be completed in accordance with the details so approved.*

Yours faithfully

Mathias Franklin  
Head of Planning and Development