Kirklees Council
Planning and Development Service
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HD1 9EL

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Date: 17-Jun-2025
Our Ref: 2025/91094

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 5 (foul, surface water and land drainage scheme), 6 (assessment of the effects of storm events), 7 (surface water drainage scheme), 9 (details of the junction and associated highway works), 11 (proposed internal adoptable estate roads scheme), 12 (construction traffic schedule) and 13 (survey of the highway on Marsh Lane) of previous permission 2024/91202 for erection of eight dwellings with associated access and external works
127, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Application Number: 2025/91094

I write with reference to your application to discharge the conditions for the above development as submitted on 22-Apr-2025.

Condition 5 – Drainage

Condition 5 is still under review and cannot be discharged at this time. Further review and letter will be issued in due course.

Condition 6 – Drainage

Condition 6 is still under review and cannot be discharged at this time. Further review and letter will be issued in due course.

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Condition 7 – Drainage

In support of the discharge of condition 7 the following has been submitted:

- B26074-JNP-XX-XX-RP-C-1002, Drainage Statement, Rev P01 dated 16/04/2025.

A plan for managing surface water during the construction phase is provided in Appendix F of the submitted Drainage Statement. The LLFA have been consulted on the submitted information and comment that the plan contained in Appendix F of the Drainage Statement is acceptable to the LLFA and therefore they recommend Condition 7 can be discharged.

This submitted information is therefore sufficient for the discharge of condition 7. Condition 7 can be discharged at this time. The applicant is reminded of the further stipulation of condition 7 which requires the temporary works to 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 9 – Junction and Highway Works

Condition 9 is still under review and cannot be discharged at this time. Further review and letter will be issued in due course.

Condition 11

Condition 11 is still under review and cannot be discharged at this time. Further review and letter will be issued in due course.

Condition 12 - CEMP

In support of the discharge of condition 12, the applicant has submitted:

- Construction Environmental Management Plan (CEMP)– Version 1, Rev 0, Dated 17.04.25

The details outlined within the submitted CEMP are considered sufficient for the purposes of discharging condition 12 and KC Highways Development Management have no objection to the discharge of condition 12. Condition 12 can therefore be discharged at this time. The applicant is reminded of the further stipulation of condition 12 which requires all construction arrangements to be carried out in accordance with the approved schedule throughout the period of construction.

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Condition 13 – Highway Survey

In support of the discharge of condition 13, the applicant has submitted:

- Defect Survey Report (ref B26074-JNP-XX-XX-RP-C-1003 P01) dated April 2025

The submitted details are considered sufficient for the purposes of the first part of condition 13 which requires *a survey of the existing condition of the highway on Marsh Lane* to be submitted to, and approved by the Local Planning Authority.

The applicant is reminded of the further stipulation of condition 13 which states "Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway Marsh Lane shall be submitted to and approved in writing by the Local Planning Authority."

The details submitted are sufficient to discharge the first part of condition 13. The condition must however remain until a condition survey is provided, and approved, upon completion. Condition 13 can therefore be partially discharged.

Yours faithfully,

Mathias Franklin
Head of Planning and Development