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Date: 03-Jul-2026
Our Ref: 2025/91211

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 6 (road specification), 7 (retaining walls), 8 (highway structures), 10 (noise assessment report), 17 (drainage strategy), 18 (surface water discharge), and 19 (storm events) on outline permission 2020/93777 for erection of residential development

**east of, Mill Lane, and Heaton Grange, Hanging Heaton, Batley, WF17 6EN
Application Number: 2025/91211**

I write with reference to your application to discharge the conditions for the above development as submitted on 01-May-2025.

Condition 6 (Road Spec)

You have submitted the following plans pursuant to condition 6:

- 24004-LE-00-ZZ-DR-D-0005 rev. P02
- 24004-LE-00-ZZ-DR-D-0006 rev. P02
- 24004-LE-00-ZZ-DR-D-0010 rev. P02
- 24004-LE-00-ZZ-DR-D-0017 rev. P01
- 24004-LE-00-ZZ-DR-D-0018 rev. P01

The submitted details do not include all specified requirements of condition 6, nor has formal Technical Approval by the Council's Section 38 Team been granted. Considering this, the submitted details fail to meet the requirements of condition 6 and cannot be approved.

Condition 7 (Retaining Walls)

Pursuant to Condition 7, you have submitted:

- Proposed Levels GA, Drawing No. 24004-LE-00-ZZ-DR-D-0005, Rev P02, received 02/05/2025.
- Proposed External Works, Drawing No. 24004-LE-00-ZZ-DR-D-0006, Rev P02, received 02/05/2025.
- Proposed Highway Construction Details, Drawing No. 24004-LE-00-ZZ-DR-D-0010, Rev P02, received 02/05/2025.
- Site Sections Plan, Drawing No. 24004-LE-00-ZZ-DR-D-0017, Rev P01, received 02/05/2025.
- Site Sections, Drawing No. 24004-LE-00-ZZ-DR-D-0018, Rev P01, received 02/05/2025.

The submitted details fail to meet the requirements of condition 7 and are insufficient to discharge the condition. Condition 7 cannot be discharged pending the submission of appropriate plans and the satisfactory resolution of outstanding Highway Structures concerns.

Condition 8 (New Surface Water)

Pursuant to Condition 8, you have submitted:

- Proposed Drainage GA, Drawing No. 24004-LE-00-ZZ-DR-D-0100, Rev P01, received 02/05/2025.
- Proposed Catchment Areas, Drawing No. 24004-LE-00-ZZ-DR-D-0102, Rev P01, received 02/05/2025.
- Proposed Drainage Details Sheet 1, Drawing No. 24004-LE-00-ZZ-DR-D-0110, Rev P01, received 02/05/2025.
- Proposed Drainage Details Sheet 2, Drawing No. 24004-LE-00-ZZ-DR-D-0111, Rev P01, received 02/05/2025.
- Proposed Hydrobrake Control Manhole Detail, Drawing No. 24004-LE-00-ZZ-DR-D-0112, Rev P01, received 02/05/2025.
- Drainage Access & Maintenance Plan, Drawing No. 24004-LE-00-ZZ-DR-D-0151, Rev P01, received 02/05/2025.
- Drainage Strategy, Doc No. 24004-LE-ZZ-05-RP-D-0001, Rev P01-S2, authored by Lynas Engineers, dated 26/06/2024, received 02/05/2025.

As the road is not to be offered for adoption condition 8 is no longer relevant and does not need to be discharged.

However, please be aware that should circumstances change and the road is to be adopted, a fresh discharge of condition application would need to be submitted to discharge Condition 8.

Condition 10 (Noise Assessment Report)

Pursuant to Condition 10, you have submitted:

- Noise Impact Assessment, authored by Apex, Ref: 11457.1 Rev A, dated 07/02/2025, received 02/05/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 10 and is hereby approved. However, Condition 10 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots and retained thereafter.

Condition 17 (Drainage), 18 (Surface Water Discharge) and 19 (Storm Events)

Pursuant to Conditions 17, 18 and 19 you have submitted:

- Proposed Levels GA, Drawing No. 24004-LE-00-ZZ-DR-D-0005, Rev P02, received 02/05/2025.
- Proposed Drainage GA, Drawing No. 24004-LE-00-ZZ-DR-D-0100, Rev P01, received 02/05/2025.
- Drainage Access & Maintenance Plan, Drawing No. 24004-LE-00-ZZ-DR-D-0151, Rev P01, received 02/05/2025.
- Drainage Strategy, Doc No. 24004-LE-ZZ-05-RP-D-0001, Rev P01-S2, authored by Lynas Engineers, dated 26/06/2024, received 02/05/2025.

The submitted information is considered to be sufficient for the initial requirements of Conditions 17, 18 and 19. However, pursuant to condition 17, please note the following advisory comments from the Lead Local Flood Authority, which should be incorporated into the plans:

- *the silt trap MH upstream of the attenuation tank should be MH S10 rather than S14 (or both) as stated in the Drainage Strategy and detailed on the Typical Attenuation Tank Details drawing as this MH will be more easily accessible during desilting operations.*
- *Also, this MH should be clearly noted on the Proposed Drainage GA as a silt trap MH to ensure the Contractor installs the correct type.*

Furthermore, notwithstanding the above, please be aware that each of these conditions have an ongoing requirement, listed below, which must be adhered to, to ensure ongoing compliance with the conditions:

Condition 17

None of the dwellings shall be occupied until the approved drainage scheme has been provided on the site to serve the development and retained thereafter.

Condition 18

There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

Condition 19

No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed. The approved scheme shall be retained thereafter throughout the lifetime of the development.

Yours faithfully

Mathias Franklin
Head of Planning and Development