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Date: 03-Feb-2026  
Our Ref: 2025/91681

Dear Mr Griffiths

**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 (highway structural details), 5 (retaining wall materials), 12 (CEMP) on previous permission 2021/94719 for reserved matters application (for layout, appearance & scale) pursuant to outline permission 2018/91838 for erection of a residential development formed of 25 dwellings**

**Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT  
Application Number: 2025/91681**

I write with reference to your application to discharge the conditions for the above development as submitted on 19-Jun-2025.

Condition 3 (highway structural details)

You have submitted the following:

- Structural Inspection – Highway Boundary Wall by Partington Associates, reference 4872-22/DJO;
- Highway Contour Plan and Highway Layout Plan by Build Vision Consulting Engineers, reference 1298-903 P1 and 1298-903 P1 respectively;
- Long Sections (1-3) by Build Vision Consulting Engineers, reference 1298-905/906/907 P1;
- Inspection Report by Northwest Drain Services, reference Burn Road 290125;
- Topographical Survey by CTES Surveying, reference Wiggett (Burn Road, Huddersfield) Revision A;
- Overflow chamber sketch (unreferenced);

- Proposed Retaining Wall Sections by Partington Associates reference H-01 revision C and H-02 revision B.

Condition 3 is a multi-phased condition that includes pre-commencement and post-commencement requirements. The submitted information relates to pre-commencement matters only.

The details submitted are acceptable in so far as they relate to requirements 3a(i), regarding the Structural dilapidation of the existing boundary retaining wall, and 3a(i), regarding the Structural Assessment of Yorkshire Water's (YW) large sewer, only. These are hereby approved.

However, the other pre-commencement aspects of this condition, namely 3a(ii) to 3a(iv) and 3b, and all post-development requirements, remain unresolved, with the submitted details unacceptable in their regard. For the avoidance of doubt, these aspects of the condition are NOT approved.

As advised, KC Highways Structures identify the following outstanding concerns that need be addressed:

- (i) Technical approval of the design of the proposed culvert and wing walls via submission of an Approval In Principle (AIP) application has not been obtained.
- (ii) Technical approval of the design of the proposed Highway Retaining / Burr walls via submission of an Approval In Principle (AIP) application has not been obtained.
- (iii) Technical approval of design of proposed oversize manholes via submission of an Approval In Principle (AIP) application has not been obtained.

It is also noted that the post-development completion survey (3b) can only be discharged following the completion of the development.

#### Condition 5 (retaining wall materials)

You have submitted a document entitled Statement on Retaining Wall Facing Material (Revision A). This confirms that materials for new retaining structures, or for rebuild of existing ones will be natural stone. It also provides details of the supplier of the stone, and confirms that existing retaining walls will be rebuilt using the original stone wherever possible.

In short, the submitted information confirms that natural stone is to be used but does not specify a quarry or specific stone type, and no samples have been provided.

It is considered that the submitted information does not provide sufficient detail for approval to be granted, since it does not specify a particular stone type or a quarry from which the stone will be sourced. It has therefore not been demonstrated the type of stone

supplied would enhance the quality of the development or assist in the creation of high quality and sustainable buildings and places as required by Local Plan policy LP24(a) and chapter 12 of the NPPF. Approval therefore cannot be granted in respect of condition 5.

Condition 12 (Construction environmental management plan)

The following documents have been submitted which taken together are deemed to constitute the Construction Environmental Management Plan (CEMP):

- i. A Construction Environmental Management Plan by Wiggett Homes, Revision B, submitted 19/06/25.
- ii. Proposed site setup plan Revision C, submitted 15/10/25, annotated to show access to the site, the location of the site compound, site office and signage.
- iii. An annotated aerial photograph, submitted 19/06/25, showing the site and wider highway network, entitled Burns (sic) Road Birchencliffe – Transport Route to Site for Deliveries.
- iv. An email, 15/10/25, confirming that no artificial lighting is to be used.

It is considered that the CEMP is acceptable and is hereby approved. Notwithstanding the above, be aware that the condition has the following ongoing requirement, which must be adhered to, to ensure continued compliance:

*The development shall be carried out strictly in accordance with the approved CEMP and no change there from shall take place without the prior written consent of the Local Planning Authority.*

Yours sincerely

Mathias Franklin  
Head of Planning and Development