



Kirklees Council
Planning and Development Service
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Date: 19/03/2026
Our Ref: 2025/91731

Dear Sir/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 12 (pedestrian connection), 13 (cycle parking), 15 (collection of wastes), 21 (Remediation Strategy), 23 (external materials), 24 (windows and doors), 25 (electricity substations), 26 (boundary treatments) and 27 (external lighting) 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: 2025/91731

I write with reference to your application to discharge the conditions for the above development as submitted on 24/06/2025.

Overview

Details approved: conditions 13 (cycle parking), 15 (collection of wastes), 21 (remediation strategy), 23 (external materials) (partial), 24 (windows and doors), 25 (electricity substations) and 27 (external lighting)

Details refused: conditions 12 (pedestrian connection) and 26 (boundary treatments)

Condition 12 (pedestrian connection)

Pursuant to condition 12, you have submitted:

- Site plan (ref: 2405-03-001 Rev B)
- PROW details (ref: 21043-138 Rev A)
- PROW layout (ref: 2405-03-005)

The information submitted in support of condition 12 is considered to be insufficient. Therefore, condition 12 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 13 (cycle parking)

Pursuant to condition 13, you have submitted:

- Typical cycle store detail (ref: 2400-002-007 rev B)

The information submitted in support of condition 13 is considered acceptable and is hereby approved. However, please be aware that condition 13 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 details so approved and the cycle parking shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Condition 15 (collection of waste)

Pursuant to condition 15, you have submitted:

- Site plan (ref: 2405-03-001 rev B)

The information submitted in support of condition 15 is considered acceptable and is hereby approved. However, please be aware that condition 15 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The works and arrangements comprising the approved details shall be implemented prior to first occupation and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Condition 21 (remediation strategy)

Pursuant to condition 21, you have submitted:

- Phase 2 Ground Investigation Report by GVR Geoservices (ref: G-22-009, dated April 2022)
- Extract from section 7.2 of the Phase 2 Ground investigation report

The information submitted in support of condition 21 is considered acceptable and is hereby approved.

However, you are reminded that the other contaminated land conditions 20 (unexpected land contamination) and 22 (imported materials) still remain.

Condition 23 (external materials)

Pursuant to condition 23, you have submitted:

- Planning condition 23 – Materials (unreferenced)

The information submitted in support of condition 23 is considered acceptable and is hereby approved. However, as only the proposed walling and roofing materials have been detailed, only a partial discharge pursuant to condition 23 can be issued at this stage. Details of materials of fascias/soffits, doors, windows, frames, rainwater goods and other materials would also need to be submitted.

Please also be aware that condition 23 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition (in respect of the walling and roofing materials hereby approved, and the other materials yet to be approved):

No materials other than those approved in accordance with this condition shall be used.

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

Condition 24 (windows and doors)

Pursuant to condition 24, you have submitted:

- Tewkesbury, Gosford, Salisbury Stone heads and cills/bay set (ref: SD101 rev H)
- Window Jamb details (dated June 2025)
- Planning Condition 24 document (unreferenced)

The information submitted in support of condition 24 is considered acceptable, and is hereby approved. However, please be aware that condition 24 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The development shall be constructed in accordance with the details so approved.

Condition 25 (electricity substations)

Pursuant to condition 25, you have submitted:

- Planning condition 25 (unreferenced)

The information submitted in support of condition 25 (confirming no substations are proposed) is considered acceptable, and is hereby approved.

Condition 26 (boundary treatments)

Pursuant to condition 26, you have submitted:

- Detailed landscape proposals (ref: H2-230201-1 rev G)
- Landscape management Specification (ref: 230201)
- Site plan (ref: 2405-03-001 rev B)

The information submitted is insufficient to fulfil the requirements of condition 26. Therefore, condition 26 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 27 (external lighting)

Pursuant to condition 27, you have submitted:

- Planning condition 27 (unreferenced)

The information submitted in support of condition 27 is considered acceptable, and is hereby approved. However, please be aware that condition 27 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

All external lighting shall be installed in accordance with the details (including specifications and locations) so approved, and the external lighting shall be maintained thereafter in accordance with the approved details. No dwellings



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accessed from a private (unadopted) road/drive/courtyard shall be brought into use until the street lighting so approved for that road/drive/courtyard has been installed and brought into use, and the street lighting shall be retained as such thereafter. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Yours faithfully

Mathias Franklin

Mathias Franklin, Head of Planning and Development