



Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 09-Sep-2025
Our Ref: 2025/91757

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 condition 8 (materials (dwellings)) and condition 9 (retaining wall materials) on previous permission 2024/90058 for reserved matters application, including considerations of appearance, scale, layout, and landscaping, for erection of 67 dwellings, pursuant to outline permission 2020/92307 for erection of residential development (up to 75 units) and discharge of outline conditions 7 (archaeology), 8 (foul and surface water drainage strategy), 9 (flood routing), 10 (mitigatory tree planting), 11 (cycle parking), 12 (arboricultural assessment), 13 (Ecological Design Strategy), 14 (Ecological Impact Assessment) and 15 (noise impact assessment)

**Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Application Number: 2025/91757**

I write with reference to your application to discharge the conditions for the above development as submitted on 25-Jun-2025.

Condition 8 (materials)

Pursuant to Condition 8, you have submitted:

- Material Plan, Drawing No. C005 MP, Rev D, received 02/09/2025.
- Anstone Brochure, received 26/06/2025.
- Photograph of sample panel of Danum TLE Dark Grey roof tiles, received 22/07/2025.
- Danum TLE product datasheet, received 22/07/2025.

- Photograph of sample panel of artificial stone – Anstone Olde Heather Black, received 07/07/2025.
- Photograph of sample panel of natural stone – 140mm Stanton Stone pitched faced, received 07/07/2025.

The submitted information is not considered to be sufficient to discharge Condition 8, as information and samples of the proposed natural roofing materials for plots 41-50, 66 & 67 has not been provided.

Therefore Condition 8 cannot be discharged at this time.

Condition 9 (Retaining wall materials)

Pursuant to Condition 9, you have submitted:

- Material Plan, Drawing No. C005 MP, Rev D, received 02/09/2025;
- Photographs of sample panels of Tobermore – Slate Grey walling stone, received 07/07/2025;
- Tobermore Specification Sheet, Ref. V10, received 07/07/2025.
- Anstone Brochure, received 26/06/2025.
- Photograph of sample panel of artificial stone – Anstone Olde Heather Black, received 07/07/2025.
- Photograph of sample panel of natural stone – 140mm Stanton Stone pitched faced, received 07/07/2025.
- Retaining UK 2025 Product Brochure for Geowalling in texture Oakwood, received 15/08/2025.

The information submitted pursuant to Condition 9 is acceptable, therefore Condition 9 is hereby approved.

However, Condition 9 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

For the avoidance of doubt, condition 9 and the approval hereby issued does not relate to the western retaining wall, as identified on plan ref. C005 – BT2 (submitted as part of application 2024/90058). The western retaining wall and its materials are subject to condition 10.

Yours faithfully,



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Mathias Franklin
Head of Planning and Development