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Ref: PP-14227730

Date: 07/08/2025

Dear Sir or Madam

**APPLICATION TO PARTIALLY RE-DISCHARGE CONDITION 21 (Part 1), RE-DISCHARGE
CONDITION 22 AND TO DISCHARGE CONDITIONS 29 & 34 OF PLANNING PERMISSION
REF: 2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND
ERECTION OF 180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE DEVELOPMENT
OF LAND OFF WESTGATE, CLECKHEATON, BD19 5DR.**

We hereby submit an application to partially re-discharge condition 21 (part 1), re-discharge condition 22 and to discharge conditions 29 & 34 in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR.

The application has been submitted via the planning portal (ref: PP- 14227730). The application fee of £298.00 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below under the relevant condition headings.

Partial Discharge of Condition 21 (Part 1) - Survey of Surrounding Road Network

Application Context:

Condition 21 (Part 1) (Survey of Surrounding Road Network) was partially discharged via the discharge of condition application 2023/93077 in March 2024. This application approved the document titled '230779 - Westgate Dilapidation Survey (ref: AI/230779/DS01) (Date: 12th October 2023)'.

The dilapidation survey previously approved via application 2023/93077 was undertaken in October 2023. Strata have since decided to partner with Thirteen Housing Group to help deliver the 180 dwellings; development commenced as of May 2025.

This application therefore proposes re-discharge condition 21 by replacing the highways condition survey which was approved as part of the discharge of condition 21 application 2023/93077 in March 2024 with a more up to survey, reflective of May 2025.

Condition 21 (part 1) reads as follows:

"Prior to development commencing, a survey of the existing condition of the highway (the extent of highway to be surveyed to be agreed with the Local Planning Authority in advance) shall be carried out jointly with the Local Highway Authority and submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining.

Upon completion of each phase of the development hereby approved (or at any earlier stage to be agreed with the Local Planning Authority in advance) a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority.

The approved remedial works shall be carried out following the completion of all construction works related to each phase of development and prior to the occupation of the final dwelling associated with each phase of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. Should any highways defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority."

Please see attached the following:

- 250452 - Westgate, Cleckheaton Dilapidation Survey (ref: AI/250452/DS01 Rev: 00) (Date: 23rd June 2025).

Partial Discharge of Condition 21 (Part 2) - Survey of Surrounding Road Network

Condition 21 (part 2) reads as follows:

“Prior to development commencing, a survey of the existing condition of the highway (the extent of highway to be surveyed to be agreed with the Local Planning Authority in advance) shall be carried out jointly with the Local Highway Authority and submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining.

Upon completion of each phase of the development hereby approved (or at any earlier stage to be agreed with the Local Planning Authority in advance) a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority.

The approved remedial works shall be carried out following the completion of all construction works related to each phase of development and prior to the occupation of the final dwelling associated with each phase of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. Should any highways defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.”

Partial Discharge of Condition - Context:

Part two of condition 21 requires a post-construction survey to be undertaken upon completion of each phase of the development.

This application proposes to provide the phasing in which the post-construction surveys shall be undertaken in accordance with.

A subsequent discharge of condition 21 (part 2) application will be submitted at a later date of which will propose to fully discharge condition 21 by providing the required post-construction survey and if needed a scheme of necessary remedial works.

Please see attached the following:

- Highway Dilapidation Survey Phasing (Dwg: BY00099-HDS-01)

Full Discharge of Condition 22 - Biodiversity, Enhancement and Management Plan

Application Context:

Condition 22 (BEMP) was discharged in full via the discharge of condition application 2024/90408 in June 2025. This application approved the document titled 'Biodiversity Management Plan - Westgate, Cleckheaton (Rev: ER-4666-06A).'

In error, this document referenced the inclusion of a surface water attenuation basin on page 6; Strata are not proposing an attenuation basin on site. Surface water storage will be provided by the means of a pre-cast attenuation tank located within the green space south of the development.

It is therefore proposed that all references to an attenuation basin is removed from the Biodiversity, Enhancement and Management Plan.

Please note that all other details within the submitted document remain the same as per the Biodiversity, Enhancement and Management Plan approved as part of the discharge of condition 22 application 2024/90408.

Condition 22 reads as follows:

"Prior to above ground works commencing, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The BEMP shall demonstrate how a minimum of 13.88 habitat units are to be achieved post-development and include details of the following:

- a. Description and evaluation of features to be managed and enhanced;*
- b. Extent and location/area of proposed enhancement works on appropriate scale maps and plans;*
- c. Ecological trends and constraints on site that might influence management;*
- d. Aims and Objectives of management;*
- e. Appropriate management Actions for achieving Aims and Objectives;*
- f. An annual work programme (to cover an initial 5-year period capable of being rolled forward over a period of 30 years);*
- g. Details of the management body or organisation responsible for implementation of the BEMP;*
- h. Ongoing monitoring programme and remedial measures; and*
- i. The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years*

The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP.

Thereafter the development shall be implemented in accordance with the approved details”

Please see attached the following:

- Biodiversity Management Plan - Westgate, Cleckheaton (Rev: ER-4666-06B) (Date: 28.05.2025)

Full Discharge of Condition 29 - Retaining Wall Materials

Condition 29 reads as follows:

“Prior to their use, details of all the external facing materials for the proposed retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.”

Please see attached the following:

- Retaining Wall Facings Materials Plan (Dwg: BY00099-STH-B01-XX-DR-S-1004 Rev: A)

Full Discharge of Condition 34 - Zebra Crossing

Condition 34 reads as follows:

“Prior to the occupation of the hereby approved dwellings, notwithstanding the submitted information, a detailed scheme for the upgrade of the existing zebra crossing on Westgate located 20m east of the Hightown Road junction, to include new high intensity beacons, upgraded high friction surfacing on both sides and other associated works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of sight lines, road markings, signage, construction specifications and details, levels and sections, kerbing, drainage, surface finishes and street lighting, and independent road safety audits covering all aspects of these works. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be brought into use until the approved works have been implemented.”

Please see attached the following:

- GG119 Road Safety Audit Response Report - A643 Westgate Section 278 (Date: 13/11/2024).
- Section 278 General Arrangement (Dwg: QD1776-00-0923 Rev: H)
- Section 278 Engineering Layout (Dwg: QD1776-03-11 Rev: E)
- Adoptable Drainage Details (Dwg: QD1776-08-01 Rev: F)
- Section 278 Agreement (Dwg: QD1776-16-11 Rev: A)
- Section 278 Refuse Vehicle Swept Path Analysis (Dwg: QD1776-40-11 Rev: C)
- Section S78 Site Clearance (Dwg: QD1776-0200-11 Rev: E)
- Section 278 Drainage Network and Impermeable Catchment Areas (Dwg: QD1776-0500-11 Rev: D)
- Section 278 Road Pavements (Dwg: QD1776-0700-11 Rev: E)
- Section 278 Construction Details (Dwg: QD1776-0700-21 Rev: G)
- Section 278 Kerbs, Footways, Cycleways and Paved Areas (Dwg: QD1776-1100-11 Rev: J)
- Section 278 Traffic Signs and Road Markings (Dwg: QD1776-1200-11 Rev: D)
- Designer Hazard Identification and Risk Assessment (Date: 10/10/2023)
- Outdoor Lighting Report Westgate Zebra 1 6818 (Date: 4th October 2024)
- Outdoor Lighting Report Westgate Zebra 2 6818 (Date: 4th October 2024)

These documents identify:

Details of the proposed upgrade works for the zebra crossing, located 20m east of the Hightown Road junction, in accordance with the requirements of condition 34.

Please note that all documents referenced above have received technical approval as part of the S278 process with Kirklees Council.

Summary

We trust that the information provided will be sufficient to re-discharge conditions 21 (part 1) and 22 and discharge conditions 29 and 34.

In the meantime, we look forward to receiving confirmation that this application has been received and validated. If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

Claire Linley
Planning Director

Strata

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