

**Consultation Response from KC,
Highways Development Management**

2025/92268 Land adj, Gernhill Avenue, Fixby, Huddersfield, HD2 2GT

**Discharge of details reserved by conditions 6 (access), 7 (highways), BNG on previous
permission 2025/90082 for formation of agricultural/forestry track**

Date Responded: 17/09/2025.

Responding Officer: D. Stainsby

Responding Ref: K4-4SE/1

This submission seeks discharge of details reserved by condition 6 (access) and Condition 7 (Highways) on previous permission 2025/90082 for the formation of agricultural / forestry track at land adj, Gernhill Avenue, Fixby, Huddersfield.

Condition 6

6. Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety and to accord with LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

Information submitted in relation to the discharge of these conditions:

A Construction Management Plan dated 30/07/2025 detailing the schedule of access has been submitted by D. Bamforth. The Construction Management Plan is insufficient to discharge Condition 6, and the following points need addressing

- The Schedule of access states that the point of access is from A647 Cote Lane. However, this is not within the red line boundary of the site and appears to require access over third-party land. A plan showing the proposed route to the site from the access at A647Cote Lane has not been provided.
- No information has been provided regarding the routing of construction/delivery traffic and parking facilities for construction workers.

Condition 7.

7. The development shall not commence until a survey of the existing condition of the highway on Gernhill Avenue has been 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 the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway shall be submitted to and approved in writing by the Local Planning Authority.

All of the identified works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety and to accord with LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework

Information submitted in relation to the discharge of these conditions:

A Schedule of Condition report together with a Schedule of Condition Plan dated 11/08/2025 has been submitted and is acceptable

Condition 7 can be discharged.