



Kirklees Council
Planning and Development Service
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Date: 06-Nov-2025
Our Ref: 2025/92333

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 3 (materials), 4 (boundary treatment), 5 (floor levels), 8 (bins), 9 (footway), 11 (CEMP), 12 (Tree Protection) and 13 (landscaping) on previous permission 2024/91852 for erection of 3 detached dwellings and detached gym associated with one dwelling, with associated highways, landscaping and external works
30, Lightridge Road, Fixby, Huddersfield, HD2 2HF
Application Number: 2025/92333**

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

Condition 3

The following has been submitted:

- Cover Letter
- Drawing (20)001

The submitted scheme is considered to satisfy the requirements of condition no.3 and this condition is discharged. It is a requirement of this condition that no materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Condition 4

The following has been submitted:

- Cover Letter
- Drawing (20)001revC

The submitted scheme is considered to satisfy the requirements of condition no.4 and this condition is discharged. It is a requirement of this condition that the *development shall not be brought into use until the boundary treatment has been completed in accordance with the approved details and that the scheme shall thereafter be retained.*

Condition 5

The following has been submitted:

- Cover Letter
- Drawing (20)001revC

The submitted scheme is considered to satisfy the requirements of condition no.5 and this condition is discharged. The construction of the dwellings shall thereafter be carried out in accordance with the details so approved for the dwelling(s) before occupation of dwelling(s) and shall be thereafter retained.

Condition 8

The following has been submitted:

- Cover Letter
- Drawing (20)001revC

The submitted scheme is considered to satisfy the requirements of condition no.8 and this condition is discharged. It is a requirement of this condition that the bin stores, storage areas and collection points shall be constructed in accordance with the approved scheme, made operational before the dwelling to which they relate is first occupied and shall be retained thereafter.

Condition 9

The following has been submitted:

- Drawing 24014/S278/008
- Drawing 24014/S278/007
- Drawing 24014/S278/006
- Drawing 24014/S278/005
- Drawing 24014/S278/004
- Drawing 24014/S278/003
- Drawing 24014/S278/002
- Drawing 24014/S278/001RevA

The submitted detail sets out the extent of works to existing highway and creation of adoptable footway / carriageway. Details of demolition of existing structures and creation of associated drainage infrastructure is set out in the submitted detail. Road Markings are detailed as well as the intended pavement construction and curbing, longitudinal and cross section information is provided as well as details of the finished intended surface levels.

The Council's Highways Development Management Team have been consulted, stating the following:

Drawing No's 24014/S278/001 to 24014/S278/008 inclusive and (20)001 Rev C has been submitted by the applicant. However, the applicant has not contacted the Highways Design and S278 team to discuss the proposals and has not received technical approval.

There are a few issues that will need to be addressed regarding the proposals, and the applicant is requested to contact the Council's Highway Design and Section 278 team to progress this through the Section 278 process to receive technical approval.

As a result, the condition cannot be discharged yet.

Taking account of the response of the Highways Development Management Team, the fact there are further relevant processes which will need to be undertaken, and that the scheme put forward is not considered to be suitable in relation to those, it is considered the scheme as put forward for the discharge of condition no.9 is not acceptable in this case as submitted and therefore condition no.9 is not discharged and remains in force.

If all these matters can be addressed and evidence submitted to the Local Planning Authority within 6 weeks of the date of this letter, they may be considered under this current application. However, anything submitted in excess of 6 weeks of the date of this letter will require a new application and fee.

Condition 11

A document titled 'Construction Environmental Management Plan' (version 1, revA) has been submitted. This sets out, amongst other things, the following summarised points:

- Works will commence in October 2025, with a continuous construction programme of works expecting to last 18 months through to April 2027.
- Construction phase compound within the centre of the site
- Working hours 7:30 – 18:30 and 8:00 – 13:00 on Saturdays.

The submitted scheme detailed within the submitted document titled 'Construction Environmental Management Plan' (version 1, revA) is considered to be acceptable and condition no.11 is therefore discharged on this basis. It is a requirement of condition no.11

that all demolition, engineering and construction works must be undertaken in accordance with the approved CEMP(s) which must be fully implemented and adhered to throughout the construction phase(s) of the development.

Condition 12

The following has been submitted:

- Drawing (20)001revC
- Email dated 6th October

The submitted scheme is considered to satisfy the requirements of condition no.12 and this condition is discharged. It is a requirement of this condition that development shall not commence until the erection of the Tree Protection Fencing and that the approved protective fencing and measures shall be thereafter retained and maintained for the duration of the construction period.

Condition 13

The following has been submitted:

- Cover Letter
- Drawing (20)001revC
- Email dated 6th October 2025

The submitted scheme is considered to satisfy the requirements of condition no.13 and this condition is discharged. It is a requirement of this condition that the development be implemented in accordance with the approved phasing and that the landscaping scheme shall, from its completion, be maintained for a period of five years. It is a further requirement that should any tree, shrub or hedge die, become diseased or be removed, it shall be replaced with others of similar size and species and that the areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

Yours faithfully

Mathias Franklin
Head of Planning and Development