

**Torsion Projects Ltd**  
30<sup>th</sup> Oct 2025

Planning Application Ref: **2023/62/91408/W**

**ERECTION OF CARE HOME (CLASS C2) WITH SUB-STATION, ASSOCIATED CAR PARKING, ACCESS, SERVICING, LANDSCAPING AND OTHER ASSOCIATED WORKS**  
**At: LAND ADJ, 21, THOMAS STREET, LINDLEY, HUDDERSFIELD, HD3 3JJ**

**Planning Condition 4:**

Prior to the commencement of development (including demolition and ground works) a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include:

- A timetable of all works;
- Details of point(s) of access for construction traffic;
- Details of construction vehicle sizes and routes;
- Details of times of construction vehicle movements;
- Details of parking for construction workers;
- Details of signage;
- Pre-development road condition surveys; and
- Details of wheel washing facilities within the site.

The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development.

**Reason:** In the interests of highway safety, and to accord with the aims of Policy LP21 of the Kirklees Local Plan.

This pre-commencement condition is necessary to ensure measures to protect amenity and maintain highways safety are agreed at an appropriate stage of the development process



Planners comment 28.10.2025:  
Grass verge j/o Thomas St, vehicle overrun, no soil  
and seed, some kerb damage.

PHOTO: 28/10/2025



TPL response  
30.10.2025:  
Damaged kerbs in the  
photos are existing  
and have remained so,  
during construction of  
the care home.  
Grass verge vehicle  
overrun is also an  
existing condition.

**Summary: No further  
action required.**



PHOTO: 28/10/2025

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TPL response 30.10.2025:

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EXISTING 26/2/2024

TPL response 30.10.2025:

Damaged kerbs in the photos are existing and have remained  
so, during construction of the care home.

Grass verge vehicle overrun is also an existing condition.

**Summary: No further action required.**



TPL response  
30.10.2025:  
Kerbs in the photos are  
existing and have  
remained so, during  
construction of the  
care home.  
Stone edging missing  
was an existing  
condition.

Summary: No further  
action required.



Planners comment 28.10.2025:  
J/o Thorncliffe Street and Thomas Street although grass is taking in verge,  
damage again found to kerbs, part footway stone edging missing leading  
towards bus shelter corner, plus drop in footway level.

PHOTO: 28/10/2025



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Stone edging missing was an existing condition.

**Summary: No further action required.**



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EXISTING 26/2/2024



TPL response 30.10.2025:  
Damaged kerbs in the photos are existing and have remained so, during construction of the care home.

Summary: No further action required.



Planners comment 28.10.2025:  
Marks/ scaring on footway rear of bus shelter, some staining, but the length of footway is poor.

PHOTO: 28/10/2025

TPL response 30.10.2025:  
Marks & scaring on kerbs in the photos are existing and have remained so, during construction of the care home.

**Summary: No further action required.**



This temporary ramp will be Removed by Torsion Projects

PHOTO: 28/10/2025



Will be Patched by Torsion Projects



As previous slide will be patched by Torsion Projects

PHOTO: 28/10/2025



As above slide will be patched by Torsion Projects



Will be patched where required

PHOTO: 28/10/2025



Planners coment 28.10.2025:  
Rocking cover found in footway just past bus shelter, together with more surface footway damage/staining, further to j/o Brian Street cracking of footway found.

PHOTO: 28/10/2025

EXISTING 26/2/2024



Will be patched by Torsion Projects



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Marks/ scaring on footway rear of bus shelter, some staining, but the length of footway is poor.

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**Summary: No further action required.**



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Marks/ scaring on footway rear of bus shelter, some staining, but the  
length of footway is poor.

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Planners comment 28.10.2025:  
Grass area near j/o Brian Street, vehicles have again overrun land, but footway final finish appears poor, large dip in footway level, possibly trip hazard, water will pond

PHOTO: 28/10/2025



TPL response 30.10.2025:  
Grass verge vehicle overrun is also an existing condition.

Summary: Footway and dip will be rectified by Torsion Projects



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