

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2025/44/92725/W
Site Address:	adj 67, Chapel Gate, Scholes, Holmfirth, HD9 1SX
Description:	Discharge of details reserved by conditions 7 (CMP), 8 (CEMP), 9 (road condition survey), 14 (invasive non-native species protocol), 15 (footway spec), 17 (road drainage structures), 18 (surface water spec), 19 (exceedance event), 20 (temp drainage) on previous permission 2022/92406 for erection of 10 affordable dwellings with access from Chapelgate and associated works including resident play zone
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Split Decision

I hereby authorise the split decision of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 07-Apr-2026

Reference: 2025/92725

Site address: Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX

Description: Discharge of details reserved by conditions 7 (CMP), 8 (CEMP), 9 (road condition survey), 14 (invasive non-native species protocol), 15 (footway spec), 17 (road drainage structures), 18 (full drainage details), 19 (exceedance event), 20 (temp drainage) on previous permission 2022/92406 for erection of 10 affordable dwellings with access from Chapelgate and associated works including resident play zone

Condition 7: Construction Management Plan

7. Prior to development commencing, a schedule of the means of access to the site for construction traffic (a Construction Management Plan (CMP)) 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. It shall also include contact details of the site manager and/or a point of contact for residents in the event of any issues arising through the construction process. 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: *Due to the nature of the site and local road network, so as to ensure adequate arrangements are approved which allow heavy vehicles to safely access the site, in the interests of the safe and efficient operation of the highway, and in accordance with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary given the need to ensure safe access to the site and on-site arrangements prior to construction traffic attending the site.*

In support of condition 7, the following document has been submitted:

- Construction Management Plan (reference: (462) 2112)
- Construction Environment Management Plan (reference: LKM 25 1009)

Consultation Response

KC Highway DM – Response received 26/02/26

The information contained in both the CMP and the CEMP is suitable for the discharge of condition 7.

Assessment

Officers concur with the conclusions made by KC Highway DM, as the CMP identifies and satisfactorily addresses all the requirements set out within the

condition (and is considered in more detail as part of condition 8). As such, the information submitted in support of condition 7 is considered acceptable and is hereby approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in full at this stage. A note of the ongoing requirement is recommended to be included in the decision notice.

Condition 8: CEMP

8. Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of:

- a) Timetable of all works;*
- b) The construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks;*
- c) Vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;*
- d) The parking of vehicles of site operatives and visitors;*
- e) Details and location of signage;*
- f) Loading and unloading of plant and materials;*
- g) Storage of plant and materials used in constructing the development;*
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- i) Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;*
- j) Measures to control and monitor the emission of dust and dirt during construction;*
- k) A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;*
- l) Mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);*
- m) Artificial lighting used in connection with all construction related activities and security of the construction site;*
- n) Site manager and resident liaison officer contact details (including their remit and responsibilities); and*
- o) Details of engagement with local residents and occupants or their representatives and include contact details of the site manager and/or a point of contact for residents in the event of any issues arising through the construction process.*

The agreed plan shall be adhered to throughout the construction of the development.

Reason: *To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary given the*

need for adequate consideration of mitigation measures to ensure a safe and appropriate development, prior to works commencing on site.

In support of condition 8, the following document has been submitted:

- Construction Environment Management Plan (reference: LKM 25 1009)

Consultation Responses

KC Highway DM – Response received 26/02/26

There is some crossover with condition 7 and condition 8 with information relating to highways spread over the two condition submission details. Highways remit does not extend to every point raised in condition 8, but the information provided is suitable for the discharge of the following sections; a, b, c, d, f, g, i, n and o.

Assessment

Timetable of all works

Section 1 identifies the programming and working hours for the development. Whilst full details particularly in relation to the construction dates are to be confirmed, officers consider this to be proportionate for the size of the development (i.e 10 dwellings) as it is likely to be built in a single phase and therefore, no significant concerns are raised that warrant particular timeframes.

The construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks

Section 2 provides the relevant details in relation to site management, visibility splays and access. Figure 1 in the appendix also shows the visibility splays to be provided and maintained.

Vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;

The above details are set out within Section 3 of the report and appendix 1 in relation to the proposed locations of materials storage, waste and loading/unloading areas within the site.

The parking of vehicles of site operatives and visitors

Details are provided within Section 4 of the report.

Details and location of signage

Details are provided within Section 4 of the report.

Loading and unloading of plant and materials

Appendix 1 details the proposed locations for load/unloading within the site.

Storage of plant and materials used in constructing the development

Section 7 sets out the site security, which includes the safe storage for plant and high-valuable materials/tool.

The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

Section 4 sets out that signage would be provided near site entrances warning of hazards with construction traffic and also within the site to inform delivery drivers of agreed routes to exit the area.

Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site

Section 11 sets out the measures to prevent pollution to the local environment that includes a wheel washing facility during the early phases of groundworks.

Measures to control and monitor the emission of dust and dirt during construction

Section 8 sets out the dust mitigation and suppression measures for the site.

A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works

Section 5 sets out the location for the storage of construction waste and that a Site Waste Management Plan (SWMP) will be produced and maintained during the project.

Mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries)

Section 10 sets out the noise and vibration mitigation measures for the construction process.

Artificial lighting used in connection with all construction related activities and security of the construction site

Section 6 sets out that lighting would be positioned to provide safe access around the site in winter months but would be sensitively located so as not to cause disruption to neighbouring residents.

Site manager and resident liaison officer contact details (including their remit and responsibilities)

Section 12 provides details of the site manager and their email and telephone number.

Details of engagement with local residents and occupants or their representatives and include contact details of the site manager and/or a point of contact for residents in the event of any issues arising through the construction process

Section 12 identifies that the employer and main contractor would liaise with local residents who may be affected by the works to ensure they are aware of the nature of the works and the proposed working hours. Contact details for the site manager would also be provided.

The submitted document addresses all requirements of condition 8 in a reasonable and satisfactory manner. Accordingly, Planning Officers consider the CEMP to be sufficient to ensure that it complies with the aims and objectives of condition 8 and is therefore recommended to be approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in full at this stage. A note of the ongoing requirement is recommended to be included in the decision notice.

Condition 9: Road condition survey

9. Prior to development commencing, a survey of the condition of the surrounding road network shall be submitted to and approved in writing by the Local Planning Authority. Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. If a defect is identified during other routine inspections of the highway that is considered to be a danger to the public, it must be immediately made safe and repaired within 24 hours from the applicant being notified by the Local planning Authority.

Reason: *Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway, to ensure the safe and efficient operation of the highway in accordance with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary given the need to undertake a baseline assessment prior to traffic associated with the development commencing movements.*

In support of condition 9, the following document has been submitted:

- Road Condition Survey Report (By VIA Solutions, dated September 2025)

Consultation Response

KC Highway DM – Response received 26/02/26

A pre-commencement survey was carried out and a report with photographs was submitted as part of this application. This would be suitable for the first part of the condition (the pre commencement survey), but the second half of the condition will still need to be completed (the post-construction survey) and this second survey will need to be done in conjunction with the Kirklees Highways Maintenance team within a month of completion of the construction phase. With this we can only support the part discharge of condition 9.

Assessment

The survey was undertaken to assess the condition of Chapelgate and White Wells Road, both of which are the construction routes into and out of the site. The survey includes an assessment of the road condition, kerb damage, any evidence of trench failure and defects to adjoining structures and the condition of street furniture.

Officers concur with KC Highways Development Management's comments and are satisfied with the information submitted in order to discharge the pre commencement element of condition 9 (only).

However, as the condition has an ongoing requirement it cannot currently be discharged in full. A note of the ongoing requirement is recommended to be included in the decision notice.

Condition 14: Invasive non-native species protocol

*14. Prior to development commencing, an 'invasive non-native species protocol' shall be submitted to and approved in writing by the Local Planning Authority. The protocol shall detail the containment, control, and removal of buddleia *Buddleia davidii*, Japanese rose *Rosa rugosa* and *Cotoneaster* species on site. Thereafter the development shall be undertaken in accordance with the approved scheme.*

Reason: *To prevent the spread of non-native invasive species, to safeguard and enhance the function of the application site, in line with the aims and objectives of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure ecological measures are capable of being fully integrated into the construction phase.*

In support of condition 14, the following document has been submitted:

- Invasive Plant Management Plan (reference: IPM251046)

Consultation Response

KC Ecology – Response received 13/10/25

I have reviewed the document. It is reasonable and acceptable. Condition is met.

Assessment

Paragraph 10.74 of the committee report for the original application 2022/92406 states that:

10.74 Invasive non-native species including buddleia Buddleia davidii, Japanese rose Rosa rugosa (target note 5, photo 8) and a Cotoneaster species (target note 6, photo 9) are present on site. Therefore, a condition for an invasive species management plan is recommended, to avoid spreading invasive species.

These species are also acknowledged within page 18 of the EclA (submitted under 2022/92406)

However, the Invasive Plant Management Plan submitted for this application does not include any information in relation to the species “buddleia Buddleia davidii”, as requested by condition 14.

Therefore, in the absence of this information a full assessment of condition 14 cannot be undertaken at this time and therefore, the Invasive Plant Management Plan should be updated/revised to include this specie. Should “buddleia Buddleia davidii” no longer be present at the site, an explanation as to why, would be required.

As such, condition 14 cannot be discharged at this time and must remain.

Condition 15: Footway specification

15. Prior to development commencing, notwithstanding the details shown on the approved plan(s), a scheme detailing the provision of a minimum 2.0m wide footway long the site's frontage to both Chapelgate and Dean Bridge Lane, as shown on plan ref (462)-GWP-01-01-D-A-(PA)-0003 rev P16 shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the proposed construction specification, surfacing, drainage, kerbing, the relocation of existing telegraph poles and street lighting columns, and associated highway works, with an independent Safety Audit covering all relevant aspects of the work. No dwelling shall be occupied until the approved scheme has been implemented.

Reason: *To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the*

highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure the design has been approved at an appropriate stage of the development process.

In support of condition 15, the following document has been submitted:

- Section 278 works (reference: 22055-DCE-XX-XX-D-C-140 rev C01)

Consultation Response

KC Highway DM – Response received 26/02/26

Highways DM is still in consultation with the Kirklees s278 team in relation to the discharge of condition 15 and further details will be forwarded when this consultation is completed and so, at this time, we are unable to support the discharge of condition 15.

Assessment

Officers await the conclusion of the Section 278 process, in order to fulfil the requirements of condition 15. As such, a decision in relation to condition 15 will be made in due course.

Condition 17: Road drainage structures

17. Prior to development commencing, a scheme including location details and cross sectional information together with the proposed design and construction details for all new surface water attenuation pipes / manholes located within the proposed highway footprint shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and thereafter retained.

Reason: *To ensure that suitable and safe means of access is available for the development. This pre-commencement condition is necessary to ensure adequate assessment and implementation may take place at the appropriate stage of the development process.*

In support of condition 17, the following documents have been submitted:

- Manhole schedule (reference: 22055-DCE-XX-XX-D-C-120 rev C02)
- Flow control detail (reference: 22055-DCE-XX-XX-D-C-130 rev C02)
- Drainage construction details (reference: 22055-DCE-XX-XX-D-C-125 rev C02)
- Drainage strategy (reference 22055-DCE-XX-XX-D-C-100 rev C03)

Consultation Response

KC Highway Structures – Response received 03/10/25

I would like to advise that condition 17 (road drainage structures) can not be discharged pending the satisfactory conclusion of the technical approval of the design of oversize manholes located in the highway or influence zone of highway loading, for which a fee of £371.00 (Cat 0 Structures) will be applicable.

Assessment

Officers await the conclusion of the technical process, in order to fulfil the requirements of condition 17. As such, a decision in relation to condition 17 will be made in due course.

Condition 18: Full drainage details

18. Prior to development commencing, a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rate of 3.0 l/s indirectly or directly to watercourse, attenuation for the critical 1 in 100 + 30% climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and an itinerary of maintenance tasks with schedules. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

Reason: *To deliver effective sustainable drainage systems that will be operated, maintained, and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure adequate assessment and implementation may take place at the appropriate stage of the development process.*

In support of condition 18, the following documents have been submitted:

- Flow control detail (reference: 22055-DCE-XX-XX-D-C-130 rev C02)
- Drainage strategy (reference: 22055-DCE-XX-XX-D-C-100 rev C03)
- Temporary drainage (reference: 22055-DCE-XX-XX-D-C-106 rev P01)
- Drainage strategy and calculations (reference: 22055-DCE-XX-XX-T-C-001-C03)
- Dean Bridge Lane CCTV report (reference: 5126)
- Hydraulic calculations (dated 26/09/25)

Consultation Response

KC LLFA – Response received 23/10/25

The LLFA consultation response dated 25/08/2022 requested that confirmation of the suitability of the highway drain into which the surface water drainage outfall will be connected. This information has not been supplied. The Flow Control Detail drawing appears to indicate that the flow control device is of the orifice plate type rated at 29.0l/s, whereas the Hydraulic Calculations show the flow control device as a vortex type rated at 3.0l/s. Note that the LLFA will not accept an orifice plate type of flow control and the drawing should be amended to concur with the calculations. No details regarding access into the attenuation tank or the maintenance strategy for the surface water system (including the tank, flow control, gullies etc.) have been provided. MH SW1.03 should be of the silt trap type to minimise the risk of siltation within the attenuation tank and please confirm the cover levels of all gullies are above the maximum water level during the design rainfall event. The LLFA will require further information/amendments and therefore Condition 18 cannot be discharged until these issues are addressed.

KC LLFA – Response received 26/03/26

The CCTV Report appears to indicate connectivity between the proposed drainage connection and the watercourse via an existing 300mm dia vitrified clay highway drain – the LLFA confirm that this is accepted. The LLFA also accepts the proposed 3.0l/s allowable discharge rate for the surface water run-off from the development together with the results of the submitted hydraulic calculations (Ref: 22055-C-D01 dated April 2022). Therefore, Condition 18 can be discharged.

Assessment

Officers concur with KC LLFA's comments and are satisfied that the information submitted in support of condition 18 is acceptable. It is therefore recommended that the submitted details be approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in full at this stage. A note of the ongoing requirement is recommended to be included in the decision notice.

Condition 19: Exceedance event

19. Prior to development commencing, an assessment of the effects of 1 in 100-year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre- and post development between the development and the surrounding area (both upstream and downstream of the development) shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works

comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

Reason: *To deliver effective sustainable drainage systems that will be operated, maintained, and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure adequate assessment and implementation may take place at the appropriate stage of the development process.*

In support of condition 19, the following document has been submitted:

- Drainage strategy and calculations (reference:22055-DCE-XX-XX-T-C-001-C03)

Consultation Response

KC LLFA – Response received 23/10/25

No information regarding the flood routing during an exceedance event has been submitted to the LLFA. Therefore, Condition 19 cannot be discharged.

KC LLFA – Response received 26/03/26

The Drainage Strategy document indicates in the last paragraph on Page 5 that exceedance flooding will exist the site onto the road and will not cause flooding to neighbouring land. Therefore, Condition 19 can be discharged.

Assessment

Officers concur with KC LLFA's comments and are satisfied that the information submitted in support of condition 19 is acceptable. It is therefore recommended that the submitted details be approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in full at this stage. A note of the ongoing requirement is recommended to be included in the decision notice.

Condition 20: Temporary drainage

20. Prior to development commencing, a strategy detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- *Phasing of the development and phasing of temporary drainage provision;*
- *Methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented; and*

- *A plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100%. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed.*

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: *To deliver effective sustainable drainage systems that will be operated, maintained, and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure adequate assessment and implementation may take place at the appropriate stage of the development process.*

In support of condition 20, the following document has been submitted:

- Temporary drainage (reference: 22055-DCE-XX-XX-D-C-106 rev P01)

Consultation Response

KC LLFA – Response received 23/10/25

No information regarding temporary drainage proposals during the construction phase has been submitted to the LLFA. Therefore, Condition 19 cannot be discharged.

KC LLFA – Response received 26/03/26

The LLFA confirms that the submitted Temporary Drainage Proposals are accepted. Therefore Condition 20 can be discharged.

Officers concur with KC LLFA's comments and are satisfied that the information submitted in support of condition 20 is acceptable. It is therefore recommended that the submitted details be approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in full at this stage. A note of the ongoing requirement is recommended to be included in the decision notice.

Summary

Details recommended to be approved: 7 (CMP), 8 (CEMP), 9 (road condition survey), 18 (full drainage details), 19 (exceedance event), 20 (temp drainage)

Details recommended to not be approved: 14 (invasive non-native species protocol), 15 (footway spec), 17 (road drainage structures).

Given consultation responses are outstanding for condition 15 and 17, a subsequent decision will be issued regarding those conditions. Furthermore, given the (presumed) limited scope of issues pursuant to condition 14, it is considered reasonable to give the application additional time to respond to the issue identified as part of this Discharge of Condition application.

Recommendation: Split Decision, with additional time to submit further information

Report Dated: 30/03/2026.

Recommended Decision Notice Text

Overview

This decision letter sets out the following:

- Details approved: 7 (CMP), 8 (CEMP), 9 (road condition survey), 18 (full drainage details), 19 (exceedance event), 20 (temp drainage)
- Details refused: 14 (invasive non-native species protocol), 15 (footway spec), 17 (road drainage structures).

Regarding conditions 15 and 17, the LPA are unable to issue a decision on these matters currently pending a response from consultees.

Regarding condition 14, the submitted details raise concerns. See the below for more details, including the allowance of additional time to respond to the concerns presented.

Condition 7: Construction Management Plan

Pursuant to condition 7, you have submitted:

- Construction Management Plan (reference: (462) 2112)
- Construction Environment Management Plan (reference: LKM 25 1009)

The information submitted pursuant to condition 7 is considered acceptable and is hereby approved. However, please be aware that condition 7 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

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.

Condition 8: CEMP

Pursuant to condition 8, you have submitted:

- Construction Environment Management Plan (reference: LKM 25 1009)

The information submitted pursuant to condition 8 is considered acceptable and is hereby approved. However, please be aware that condition 8 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The agreed plan shall be adhered to throughout the construction of the development.

Condition 9: Road condition survey

Pursuant to condition 9, you have submitted:

- Road Condition Survey Report (By VIA Solutions, dated September 2025)

The information submitted pursuant to condition 9 is considered acceptable to discharge the pre-commencement element of condition 9. However, please be aware that condition 9 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. If a defect is identified during other routine inspections of the highway that is considered to be a danger to the public, it must be immediately made safe and repaired within 24 hours from the applicant being notified by the Local planning Authority.

Condition 14: Invasive non-native species protocol

Pursuant to condition 14, you have submitted:

- Invasive Plant Management Plan (reference: IPM251046)

The information submitted pursuant to condition 14 is insufficient to adequately address the requirements of condition 14. Therefore condition 14 must remain, at this time.

In summary, condition 14 requires consideration of the species "buddleia Buddleia davidii". This was because it was identified as being present on page 18 of the EclA submitted under 2022/92406. The Invasive Plant Management

Plan submitted for this application does not include any information in relation to the species “buddleia Buddleia davidii”, as requested by condition 14. Clarification on this matter is required.

Officers would like to offer six weeks from the date of this decision for you to submit the required information in relation to condition 14 under the current Discharge of Conditions application. Any information submitted after the six week period, would require a new Discharge of Condition application.

Condition 15: Footway specification

Pursuant to condition 15, you have submitted:

- Section 278 works (reference: 22055-DCE-XX-XX-D-C-140 rev C01)

Officers await the conclusion of the Section 278 process, in order to fulfil the requirements of condition 15. As such, a decision in relation to condition 15 will be made in due course.

Condition 17: Road drainage structures

Pursuant to condition 17, you have submitted:

- Manhole schedule (reference: 22055-DCE-XX-XX-D-C-120 rev C02)
- Flow control detail (reference: 22055-DCE-XX-XX-D-C-130 rev C02)
- Drainage construction details (reference: 22055-DCE-XX-XX-D-C-125 rev C02)
- Drainage strategy (reference 22055-DCE-XX-XX-D-C-100 rev C03)

Officers await the conclusion of the technical process, in order to fulfil the requirements of condition 17. As such, a decision in relation to condition 17 will be made in due course.

Condition 18: Full drainage details

Pursuant to condition 18, you have submitted:

- Flow control detail (reference: 22055-DCE-XX-XX-D-C-130 rev C02)
- Drainage strategy (reference: 22055-DCE-XX-XX-D-C-100 rev C03)
- Drainage strategy and calculations (reference:22055-DCE-XX-XX-T-C-001-C03)
- Dean Bridge Lane CCTV report (reference: 5126)
- Hydraulic calculations (dated 26/09/25)

The information submitted pursuant to condition 18 is considered acceptable and is hereby approved. However, please be aware that condition 18 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

Condition 19: Exceedance event

Pursuant to condition 19, you have submitted:

- Drainage strategy and calculations (reference:22055-DCE-XX-XX-T-C-001-C03)

The information submitted pursuant to condition 19 is considered acceptable and is hereby approved. However, please be aware that condition 19 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

Condition 20: Temporary drainage

Pursuant to condition 20, you have submitted:

- Temporary drainage (reference: 22055-DCE-XX-XX-D-C-106 rev P01)

The information submitted pursuant to condition 20 is considered acceptable and is hereby approved. However, please be aware that condition 20 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.