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Date: 07-Apr-2026
Our Ref: 2025/92725

Dear, 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 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 adj 67, Chapel Gate, Scholes, Holmfirth, HD9 1SX
Application Number: 2025/92725**

I write with reference to your application to discharge the conditions for the above development as submitted on 29-Sep-2025.

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 response 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.



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Yours faithfully

Mathias Franklin
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