Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Emma Thompson

Marcus Walsh,
Martin Walsh Architectural
Firth Buildings, 99-103, Leeds Road
Dewsbury
WF12 7BU

Kirklees Direct
Tel: 01484 221000
Email: emma.thompson@kirklees.gov.uk

Date: 23-Jan-2026
Our Ref: 2025/92741

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 4 (Remediation Strategy), 9 (CMP), 10 (visibility splays), 11 (estate roads), 12 (noise) on previous permission 2022/91299 for erection of residential development of nine dwellings
298, Whitechapel Road, Scholes, Cleckheaton, BD19 6HW
Application Number: 2025/92741

I write with reference to your application to discharge the conditions for the above development as submitted on 30-Sep-2025.

Condition 4:

Environmental Health have been reconsulted on a submitted letter/report by Haigh Huddleston Associates, dated 18 December 2025, ref: E21/7893/MD/03A. The letter titled "Remediation Method Statement for Chairbarrows Farm, updates the earlier remediation strategy. Section 3 outlines the treatment of the hotspot area identified at the site, with removal of contaminated soil to a licensed facility and further sampling of the area to ensure all contaminated soils/subsoils are removed in accordance with good practice guidance.

The report goes on to list validation requirements, we anticipate a robust report being submitted to discharge condition 5 in the future when the remediation of the site is complete.

Based on the professional judgement of Haigh Huddleston Associates, in the letter/report, dated 18 December 2025, ref: E21/7893/MD/03A, Environmental Health have confirmed they have no objection to the discharge of Condition 4.

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This condition is therefore discharged on the basis of the submitted information.

Condition 9:

The submitted highways details include details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers pre-development road condition surveys, wheel washing facilities within the site. This is set out in submitted information Construction Method Statement (ref: GFWR-MWA-XX-XX-RP-A-0002) & Road Condition Survey (ref: 2060). Highways Development Management have been consulted and consider the details submitted relating to the above listed matters to be acceptable and have no objection to the discharge of this condition. This condition is therefore discharged on the basis of the submitted information insofar as it relates to the Construction Management Plan which is required by this condition to be carried out in accordance with the plan throughout the period of construction.

It remains a requirement of this condition that a post development road condition survey and a schedule of remedial works be submitted to and approved in writing by the Local Planning Authority and this element of condition 9 therefore remains.

Condition 10:

Plan number E21/7893/041 (Temporary Entrance Visibility Plan) shows the wall at the site entrance removed to provide the required visibility on to Whitechapel Road. This condition is however a pre- development commencement condition requiring that the wall to the site frontage shall be set back to the rear of the proposed 2.4 x 43m visibility splays and tarmac surfaced. Whilst the proposals could be considered acceptable as a temporary measure this condition cannot be discharged until the permanent works are shown to have been undertaken.

The details are acceptable for the purpose of the condition but it cannot be discharged until the permanent works are undertaken.

Condition 11:

The submitted details have been considered by KC Highways DM and comments referred to Highway's Section 38 Team. As the development is to remain private and managed as such the details would not be subject to the S38 process. Notwithstanding this point, it is considered that the requirement of condition 11 remains insofar as it requires full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work to be submitted. This has been submitted as part of this application. The scheme which is submitted is considered acceptable for the purposes of this condition which is discharged. It is a requirement of this condition that before any building is brought into use the scheme shall

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be completed in accordance with the scheme shown on approved plans and retained thereafter

Condition 12:

The submitted information is accepted for the purpose of condition 12 on the basis all of the mitigation measures recommended within the Noise Impact Assessment by ENS dated 15 May 2025 Ref NIA-12030-25-12247-Whitechapel Road (final).docx are implemented and retained thereafter.

The details are acceptable for discharging the condition which is discharged. It is a requirement of this condition that no dwelling be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained

Yours faithfully

Mathias Franklin
Head of Planning and Development