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Date: 13/10/25

Ref: Let PPCA 1-9 PP
2024/62/91002/W

Dear Colleague

Thongsbridge Tennis and Fitness Club: Application to acknowledge / discharge conditions 1-9 of planning permission 2024/62/91002/W

On behalf of Thongsbridge Tennis Club we are pleased to submit an application to discharge conditions 5,6,7 and 9. of planning permission 2024/62/91002/W 24/01/24 for the permitted, located at Thongsbridge Tennis and Fitness Club, Miry Lane, Thongsbridge, Holmfirth, HD9 7RY. We acknowledge conditions 1,2,3,4 and 8 must be complied with.

On 24/01/24, planning permission was granted for:

“Formation of two outdoor covered padel tennis courts with 9m high polycarbonate canopy, one uncovered padel tennis court, relocation of modular building and existing outdoor tennis court and associated car parking improvements”

This permission is subject to 9 conditions.

Application Submission

This application comprises of:

- Completed application form.
- This covering letter.
- Condition 5 application statement 2024/62/91002W
- LAD-563.PPCD-1 Tree Protection and Buffer Zones
- LAD-563.PPCD-2 Vegetation and Trees 25
- CEMP – 21251
- EM019.24_THONGSBRIDGE_-_Padel_court+_obtrusive_light_study_Report
- PADEL_facility_-_Thongbridge_Tennis_&_Fitness_Club_-_Obtrusive_light_analysis
- EM019.24_Thongsbridge_POW_V1.pdf
- EM019.24 THONGSBRIDGE - GENERAL ARRANGEMENT DRAWINGS
- 20246291002W-Canopy Tech File
- 5 Bay Modular Building, Proposed Plan and Elevations 10-107

Let PPCA 1-9 PP 2024/62/91002/W

- TECH SHEET PANORAMIC COURT
- TTFC: Panoramic Padel Court – materials and finishes

Condition 1:

The development hereby permitted shall be begun within three years of the date of this permission.

This condition is acknowledged.

Condition 2:

The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

This condition is acknowledged.

Condition 3:

2. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

This condition is acknowledged.

Condition 4: Tree Protection Fencing

This condition stipulates: *‘Prior to the development commencing at the site, tree protection fencing in accordance with BS5837 shall be installed along the southern boundary of the site, where work in close proximity to protected trees. The BS5837 tree protection fencing shall only be removed once all construction phases of the development have been completed.’*

To discharge condition 4 a statement and a tree protection plan has been prepared by Kirklees landscape Team with reference to the previously supplied tree survey and the CEMP. This comprises:

- LAD-563.PPCD-1 Tree Protection and Buffer Zones,

- Condition 4 Statement 2024/62/91002W
- JCA CEMP 21251C

Condition 5: Ecological Buffer, Planting and BNG de minimus

2. This condition stipulates: No development shall take place until a scheme for the provision and management of an 8-metre-wide ecological buffer zone alongside the River Holme and Hagg Dike has been submitted to, and approved in writing by, the local planning authority. The scheme shall include
 - a) plans showing the extent and layout of the buffer zone;
 - b) details of any proposed planting scheme (for example, native species);
 - c) details demonstrating how the buffer zone will be protected during development and
 - d) details of how development will be restricted to the hard surfaced areas to ensure this does not exceed 25m².

The submitted scheme shall set out how the buffer zone shall remain free from built development including lighting, and formal landscaping. Thereafter, the development shall be carried out in accordance with the approved scheme which shall be retained thereafter.

To discharge condition 5a a statement and a plan showing buffer zones has been prepared by Kirklees landscape Team.

To discharge condition 5b a planting plan has been prepared by Kirklees landscape Team.

To discharge condition 5c the layout and protective fencing in relation to the buffer zone is on the plan prepared by Kirklees landscape Team.

To discharge condition 5d the area of development is restricted to hard surface excepting 12.8m², as shown on the plan prepared by Kirklees landscape Team.

This comprises:

- LAD-563.PPCD-1 Tree Protection and Buffer Zones
- LAD-563.PPCD-2 Planting Plan
- Condition 5 Statement 2024/62/91002W
- JCA CEMP 21251C

Condition 6:

No development shall take place until a scheme detailing measures for the protection of bats, both during construction works and once the development is complete has been submitted to, and approved in writing, by the Local Planning Authority.

To discharge condition 7 a Construction and Ecological Management Plan has been prepared by JCA.

A lighting study detailing the proposed lighting associated with the development has been prepared by Opti-ventures BV.

A programme of Works, prepared by Portico.

This comprises:

- JCA CEMP 21251C
- EM019.24_THONGSBRIDGE_-_Padel_court+_obtrusive_light_study_Report
- PADEL_facility_-_Thongbridge_Tennis_&_Fitness_Club_-_Obtrusive_light_analysis
- EM019.24_Thongsbridge_POW_V1

Condition 7:

No development shall take place until a Construction and Ecological management plan, has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include a) methods and measures to avoid impacts to the adjacent River Holme habitats; b) methods and measures to avoid impacts to the adjacent Hagg Dike; c) methods and measures to avoid impacts to the adjacent woodland habitats; d) measures to avoid disturbance to wildlife using adjacent habitats and corridors; e) details of any treatment of site boundaries and buffers along water bodies and woodland; f) details of how impacts to wildlife will be avoided such as breeding birds (in line with recommendations of the provided PEA submitted); g) opportunities for site enhancements should also be considered and included (e.g. native planting) and h) timetable for implementation of the plan as set out within parts a – g. The development hereby approved shall be undertaken in accordance with the approved scheme.

To discharge condition 7 a Construction and Ecological Management Plan has been prepared by JCA.

This comprises:

- JCA CEMP 21251C
- EM019.24_Thongsbridge_POW_V1

Condition 8:

The development shall be carried out in accordance with the submitted flood risk assessment (titled "Site Specific Flood Risk Assessment) and the submitted design and access statement (titled "Thongsbridge Tennis and Fitness Club – Proposed Covered Padel Courts – Design and Access Statement") and the following mitigation measures they detail:

- There shall be no ground level raising in Flood Zone 3 as a result of the proposed development.
- The walls of the new padel courts shall be of meshed design.
- There shall be no development within 8 metres of the Main River.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

This condition is acknowledged.

Condition 9:

Construction of the buildings, hereby approved, above slab/foundation level shall not commence until details of all external materials including walls, roofs, doors, windows, rainwater goods and colour finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed which shall thereafter be retained.

To discharge condition 9 plans and elevations of the covered padel court, the open padel court have been supplied by Portico. Drawings of the repositioned modular building are supplied relating to the existing building on site.

- EM019.24 THONGSBRIDGE - GENERAL ARRANGEMENT DRAWINGS
- TTFC: Panoramic Padel Court – materials and finishes
- TECH SHEET PANORAMIC COURT(x1)
- 20246291002W-Canopy Tech File (generic brochure – not site specific)
- 5 Bay Modular Building, Proposed Plan and Elevations 10-107 0 (building existing to move)

Summary

We trust that sufficient information has been provided to validate and determine this application. If you require any further information or clarification please do not hesitate to contact myself or my colleague Diana Brown.

Yours sincerely

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