

CONDITION DISCHARGE  
APPLICATION

FOR

4 SEMI DETACHED DWELLINGS  
(WITHIN A CONSERVATION AREA)

REAR OF  
MIDWAY HOUSE  
51 AND 53 HUDDERSFIELD ROAD  
MELTHAM  
HOLMFIRTH HD9 4AF

ON BEHALF OF  
HOLMEFIELD PROPERTIES  
(YORKSHIRE) LTD

DATED: OCTOBER 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
THE CHAPEL, MILLMOOR ROAD  
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## **1.00 - PLANNING HISTORY**

1.01 – Outline Planning Permission was granted in 2021 (2021/93604) for ‘*Erection of residential development including the repositioning of boundary wall and partial demolition of barn (within a conservation area)*’.

1.02 – This application deals with these matters along with the following pre-commencement conditions.

- a). Condition 8 – Construction Traffic.
- b). Condition 10 – Arboricultural Method Statement.
- c). Condition 11 – Bin Storage.
- f). Condition 15 – Archaeological Written Scheme.

## **2.00 – CONDITION 8 – CONSTRUCTION TRAFFIC**

2.01 – Please refer to site plan reference 2440/01A for information.

2.02 – Generally, all construction traffic will enter and exit from the existing point onto Huddersfield Road.

2.03 – One of the first jobs will be to form the main access drive and turning area, to provide a clean route into and out of the site. This will not be top coated until the project is complete. This will provide access and turning for all delivery vehicles.

2.04 – The area of land between the proposed houses and existing cottages will provide parking and site management (site cabin / toilet) facilities, until such a time that the house driveways can be utilised.

2.05 – A wheel washing facility will be provided in the position shown to minimise any migration of site soil or material to Huddersfield Road.

### **3.00 – CONDITION 10 - ARBORICULTURAL METHOD STATEMENT**

3.01 – An AMS has been submitted with this application.

### **4.00 – CONDITION 11 – BIN STORAGE**

4.01 – The bin stores to plots 2 and 3 have been located adjacent to the properties as Plots 1 and 4. Please refer to site plan reference 2440/01A.

### **5.00 – CONDITION 15 – ARCHAEOLOGY WRITTEN STATEMENT**

5.01 – An Archaeology Written Statement has been included with this application.