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 Rev A

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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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. Signage on site will encourage construction traffic to turn left away from Meltham centre on leaving the site. The majority of large deliveries will come from local merchants in Huddersfield and Honley, which will naturally be routed along 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.

2.06 – In terms of large vehicle delivery times, due to the location, these will be restricted to between the hours of 9.30am and 3.00pm. Smaller deliveries will be encouraged to do the same.

3.00 – CONDITION 10 - ARBORICULTUAL 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.