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

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Claire Linley,
Strata
Quay Point
Lakeside
Doncaster
DN4 5PL

Date: 02-Feb-2026
Our Ref: 2025/93074

Dear Claire,

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 6. (phasing plan) 26. (soft landscape) 27. (tree planting and pit details) & 32. (lighting design strategy) of permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works
Land off Westgate, Cleckheaton, BD19 5DR
Application Number: 2025/93074

I write with reference to your application to discharge the conditions for the above development as submitted on 03-Nov-2025.

Overview

The details submitted pursuant to each condition; 6, 26, 27 and 32 are approved, subject to the ongoing requirements set out within the respective condition wordings.

<u>Condition 6 – Phasing Plan</u>

You have submitted the following documents pursuant to condition 6:

- Batch Plot Release Plan (Drawing: BY00099-PMP-002 Rev H)
- Production Management Plan (Drawing: BY0999-PMP-001 Rev K)

I can confirm that the submitted details are acceptable for the purposes of condition 6 and are hereby approved.

Please note that condition 6 has the below ongoing requirement that the development shall be implemented in accordance with the approved phasing plan.

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The development shall be implemented in accordance with the approved phasing plan.

Condition 26 – Soft Landscaping

You have submitted the following documents pursuant to condition 26:

- Landscape Masterplan (Drawing: R/2487/1U Rev U)
- Shrub Bed Planting Details (Drawings R/2487/4C – R/2487/13A)
- POS Details (Drawing: R/2487/14F Rev F)
- Landscape Management Document (C.10 Updated December 2025)
- Production Management Plan (Drawing: BY0999-PMP-001 Rev K)

I can confirm that the submitted details are acceptable for the purposes of condition 26 and are hereby approved, for the establishment of an acceptable landscape scheme to ensure a good quality development. The developer is reminded that condition 26 includes the below ongoing requirement that the development shall be implemented in accordance with

All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme, phasing and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that Originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

Furthermore, be aware that the details approved under this condition do not relate to any details for the Local Equipped Area of Play (LEAP) which are to be considered separately under discharge of condition application 2025/93229 which includes details for condition 41 of planning permission 2021/93567.

Condition 27 – Tree Planting and Pit Details

You have submitted the following documents pursuant to condition 27:

- Road Construction Details (Drawing: QD1776-06-01 Rev C)
- Landscape Masterplan (Drawing: R/2487/1U Rev U)
- POS Details (Drawing: R/2487/14F Rev F)
- Production Management Plan (Drawing: BY0999-PMP-001 Rev K)

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I can confirm that the submitted details are acceptable for the purposes of condition 27 and are hereby approved, to ensure an appropriate and healthy landscape scheme in the interests of visual amenity and biodiversity. You are however, reminded that condition 27 includes the following ongoing requirement:

> *The street trees shall be installed in accordance with the approved timescales and they shall therefore be maintained in accordance with the approved management scheme. If, within a period of five years from the date of the planting, any street tree, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season.*

<u>Condition 32 – Lighting Design Strategy</u>

You have submitted the following documents pursuant to condition 32:

- Construction Environmental Management Plan (Biodiversity) (Ref: ER-4666-05B)
- Proposed Lighting BS5489-1:2020 Class P5 (Drawing: 6783)
- Horizontal Illuminance (Lux) Plan (Reality Design, Rev B)

I can confirm that the submitted details are acceptable for the purposes of condition 32 and are hereby approved. Please note that condition 32 has the below ongoing requirement that the development shall be implemented in accordance with the approved phasing plan.

> *All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.*

Yours sincerely

Farzana Tabasum
Senior Planning Officer