



Planning Department
Kirklees Metropolitan Council
Planning Services
Huddersfield
HD1 9EL

Telephone 07450423879
Email Andy.gorrod@homesbyhoney.co.uk

Our ref.
Your ref. 2024/90058

07 November 2025

Dear Planning Department,

DISCHARGE OF CONDITIONS APPLICATION

RESERVED MATTERS APPLICATION, INCLUDING THE CONSIDERATIONS OF APPEARANCE, SCALE, LAYOUT, AND LANDSCAPING, FOR THE ERECTION OF 67 DWELLINGS, PURSUANT TO OUTLINE PERMISSION 2020/92307 FOR THE ERECTION OF RESIDENTIAL DEVELOPMENT (UP TO 75 UNITS) AND THE DISCHARGE OF OUTLINE CONDITIONS 7 (ARCHAEOLOGY), 8 (FOUL AND SURFACE WATER DRAINAGE STRATEGY), 9 (FLOOD ROUTING), 10 (MITIGATORY TREE PLANTING), 11 (CYCLE PARKING), 12 (ARBORICULTURAL ASSESSMENT), 13 (ECOLOGICAL DESIGN STRATEGY), 14 (ECOLOGICAL IMPACT ASSESSMENT) AND 15 (NOISE IMPACT ASSESSMENT)

I am writing to formally submit an application to discharge conditions 11, 13, 14, 15 and 16 attached to the approved planning permission (2024/61/90058/W) for Penistone Road/ Rowley Lane, Fenay Bridge.

Condition 11: Prior to the occupation of the hereby approved dwellings, a waste storage and collection strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall confirm the location and layout of the dedicated waste storage area(s), whether a separate collection point is proposed and its location, arrangements for the collection and removal of the waste, along with any proposed screening. Prior to occupation, the development shall be implemented in accordance with the approved scheme and shall thereafter be retained.

In relation to this, we are submitting a Waste Storage and Collection Plan with details of both construction and residential waste strategies.

Condition 13: Prior to the occupation of any dwelling within plots 41 – 44 and 50 – 65, notwithstanding the submitted plans, a comprehensive boundary treatment plan for the boundary treatment to sit atop the site's western and southern retaining wall, as denoted by the purple line on plan ref C005 – BT1 Rev B, shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include product

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specification details, typical elevations, typical cross sections showing the relationship with the adjacent retaining wall, and the proposed colour. Thereafter the approved boundary treatment shall be installed, prior to the occupation of any dwelling within plots 41 – 44 and 50 – 65.

In relation to this, we are submitting BT3 – Western Retaining Wall Boundary Treatment and the 1200 Flat-top Railing Detail.

Condition 14: Prior to the occupation of the hereby approved dwellings or works associated with the delivery of the Play Area (a Local Area of Play (LAP)), as shown indicatively on plan ref C005 102 rev H commencing, notwithstanding the submitted details, a scheme providing details of the play equipment to be installed within the Play Area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the implementation of the play equipment. The approved scheme shall be fully implemented in accordance with the timetable and be so retained thereafter.

In relation to this, we are submitting GL2199 02F Soft Landscape Proposals which contains a detailed proposal for the LAP area.

Condition 15: Prior to occupation of the hereby approved dwellings, notwithstanding the submitted plans, a Crime Mitigation and Management Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details, which shall be retained thereafter.

In relation to this, we are submitting a Crime Mitigation and Management document outlining how our proposals account for the enhancement of resident safety across the development.

Condition 16: Prior to the occupation of plots 24 – 32, details of the southern connection path linking the site to the later phase access road, as indicatively shown on plan ref C005 102 rev H, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include full sections, construction specifications, drainage works, surface finishes, signage (if required), and treatment of sightlines. The scheme shall also include temporary means of closure, until such a time that the later phase access road is completed, whereafter the means of closure shall be removed. Prior to the occupation of plots 24 – 32, the southern connection path shall be constructed in accordance with the approved details, and shall thereafter be retained.

In relation to this, we are submitting a Southern Connection Path Detail to illustrate this.

I trust that the submitted information meets the necessary requirements for this application. Please let me know if any additional information is required to facilitate the approval process.

Andy Gorrod
Planning and Technical Manager

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