

Strata Homes

Quay Point
Lakeside Boulevard
Doncaster
DN4 5PL

01302 308508
enquiries@strata.co.uk
www.strata.co.uk

Ref: PP-14465650

Date: 06/02/2025

Dear Sir or Madam

APPLICATION TO RE-DISCHARGE CONDITION 15 AND DISCHARGE CONDITIONS 33, 37 & 41 OF PLANNING PERMISSION REF: 2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF 180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE DEVELOPMENT OF LAND OFF WESTGATE, CLECKHEATON, BD19 5DR.

We hereby submit an application to re-discharge condition 15 and discharge conditions 33, 37 & 41 in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR.

The application has been submitted via the planning portal (ref: PP-14465650). The application fee of £298.00 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below under the relevant condition headings.

Condition 15 - Scheme Restricting Rate of Surface Water Discharge

Condition 15 reads as follows:

"Prior to development commencing, a scheme restricting the rate of surface water discharge from the site to a maximum of 26.5 litres per second to Blacup Beck, shall be submitted to and approved

in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100-year storm event with a 30% allowance for climate change. The scheme shall include plans for the outfall and a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.”

Application Context

Condition 15 (Scheme Restricting Rate of Surface Water Discharge) was discharged in full via the discharge of condition application 2024/91942 in October 2024. This application approved the following plans:

- Westgate Cleckheaton - Maintenance Report Rev B
- Section 104 Layout (Dwg: QD1776-17-01 Rev: G)
- Flow Control S25 (Dwg: QD1776-08-03 Rev: B)
- Engineering Layout (Dwg: QD1776-03-01 Rev: H)
- Impermeable Areas (Dwg: QD1776-02-01 Rev: A)
- Plan ref. QD1776_Tank Critical
- Hydraulic Calculations QD1776_SW 19 03 24

Since the approval of the application 2024/91942, further technical due diligence has been undertaken in relation to the site-wide drainage strategy.

This application therefore proposes to re-discharge condition 15 by substituting the previously approved engineering plans under application 2024/91942, with updated revisions that reflect the current technical understanding of the site.

The below information is therefore submitted in order to re-discharge this condition:

- Hydraulic Calculations QD1776-SW 22 07 24 (Date: 22/07/2024)
- Impermeable Areas (Dwg: 1776-02-01 Rev: B)
- Engineering Layout (Dwg: QD1776-03-01 Rev: N)
- Flow Control (Dwg: QD1776-08-03 Rev: H)
- Manhole S27 (Dwg: QD1776-08-06)
- Section 104 Layout (Dwg: QD1776-17-01 Rev: J)
- [Drainage Maintenance and Management Report for 'Cascade' at Westgate, Cleckheaton \(Rev: E\) \(Date: February 2026\)](#)

These documents identify:

Details of the site-wide drainage strategy, including the proposed management and maintenance regime.

It must be noted that within the submitted report titled 'Drainage Maintenance and Management Report for Cascade at Westgate, Cleckheaton' (Rev C, November 2025), the only amendment is to Appendix A, which has been updated to reflect the updated Section 104 Agreement Plan; all other details remain as previously approved under application 2024/91942.

Condition 33 - Storage and Collection of Waste

Condition 33 reads as follows:

"Where implementation of the development hereby approved is to be phased and / or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units.

The temporary arrangements so approved shall be implemented prior to first occupation of those residential units in that phase and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority"

Please see attached the following:

- Road Phasing (Dwg: BY00099-STH-B01-XX-DR-A-SL001 Rev: A)

This document identifies:

Details of the temporary arrangement for the storage and collection of waste.

It must be noted that the both the temporary and permanent arrangements for the storage and collection of waste, will be identical and are to be serviced via the same collection route. On this basis, the permanent waste storage provision will be implemented from the outset and retained throughout the construction period, remaining in use thereafter.

As indicated on the plan titled: 'Road Phasing (Drawing No. BY00099-STH-B01-XX-DR-A-SL001, Revision A)', the road highlighted in red will be installed and accessible for all refuse vehicles by March 2026. Dwellings will not then be occupied until November 2026. The installation of the highway network prior to the occupation of any dwellings ensures that waste collection vehicles will be able to adequately serve all residential units upon their occupation.

The completion of the road identified in red on the plan titled: 'Road Phasing (Drawing No. BY00099-STH-B01-XX-DR-A-SL001, Revision A)' will ensure that prior to the occupation of any dwellings suitable infrastructure will be in place to enable refuse collection vehicles to access and manoeuvre within the development safely and efficiently.

Please see attached the following:

- Westgate, Cleckheaton - Tracking Layout (Dwg: TB01-11-22) (Date: 01/11/2022).

This document identifies:

That refuse vehicles can safely manoeuvre within the development.

Please note that the principles of such road configuration have previously been agreed and approved as part of the Full Planning Application 2021/62/93567 and have subsequently received agreement from the Highways Team at Kirklees Council.

Condition 37 - Cycle Parking

Condition 37 reads as follows:

"Prior to the occupation of the hereby approved dwellings, details of secure and covered cycle storage for the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved cycle parking facilities for that dwelling have been provided. The cycle storage facilities shall thereafter be retained"

Please see attached the following:

- Site Layout (Dwg: BY00099-STH-B01-XX-DR-A-SL001 Rev: T)

This document identifies:

Details of the location of the cycle parking facilities which are to be installed for all dwellings on site, of which are to be provided with a garage or shed within the rear garden.

It must be noted that the principle of sheds being utilised as cycle stores and the location of these have been agreed and approved as part of the Full Planning Application 2021/62/93567.

- Typical Shed Arrangement Detail (Dwg: SD8.EW.08).

This document identifies:

The specific details of the shed to be provided as a cycle store for each dwelling.

Condition 41 - LEAP

Condition 41 reads as follows:

“Prior to the occupation of the hereby approved dwellings or works associated with the delivery of the Local Equipped Area of Play (LEAP) as shown on plan ref. “R/2487/1 Rev. L” commencing, a scheme providing details of the play equipment to be installed within the LEAP shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include a timescale for the implementation of the play equipment.

The approved scheme shall be fully implemented in accordance with the timescale and be so retained thereafter.”

Please see attached the following:

- [Westgate, Cleckheaton LEAP \(Dwg: Q11701 Rev: A\) \(Date: 01/04/2025\)](#)

This document identifies:

Details of the proposed play equipment which is to be installed within the LEAP upon the site.

Please see attached the following:

- Batch Plot Release Plan (Dwg: BY00099-PMP-002 Rev: H).

This document identifies:

The phasing for the delivery of all roads, dwellings and open space. In relation to the delivery of the LEAP, this will be implemented in accordance with phase 10 upon the phasing plan (anticipated for completion in November 2028 (subject to build and market conditions)).

Summary

We trust that the information provided will be sufficient to discharge the above conditions.

In the meantime, we look forward to receiving confirmation that this application has been received and validated. If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

Claire Linley

Planning Director - Strata

clairelinley@strata.co.uk

07920 724305