

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

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| Reference No: | 2025/44/93358/W |
| Site Address: | adj, 330a, Leymoor Road, Golcar, Huddersfield, HD7 4QL |
| Description: | Discharge of details reserved by conditions 4 (highway construction management scheme) and 5 (CEMP) on previous permission 2024/93420 for erection of stables and hay store |
| Recommending Officer: | Joanna Rednall |

DECISION – Discharge of Conditions 4 and 5 - Approved

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 24-Feb-2026

DISCHARGE OF CONDITIONS

Site: adj, 330a, Leymoor Road, Golcar, Huddersfield, HD7 4QL

Proposal: Discharge of details reserved by conditions 4 (highway construction management scheme) and 5 (CEMP) on previous permission 2024/93420 for erection of stables and hay store.

The merits of the application have previously been assessed under reference 2024/93420 and permission granted for erection of stables and hay store.

The applicant is now seeking to discharge Condition 4 (highway construction management scheme) and 5 (CEMP).

ASSESSMENT

Condition 4 (highway construction management scheme)

4. Development shall not commence until a scheme is submitted to, and approved in writing by, the Local Planning Authority which details highway construction management arrangements. The submitted scheme shall detail the means of access to the site for construction traffic, the point of access for construction traffic, details of the times of use of the access, the numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, the use of traffic management/banksman for large deliveries and the provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway. The development shall be undertaken in accordance with the approved scheme for the entirety of the construction phase of development.

Reason: *In the interests of highway safety to accord with policy LP21 of the Kirklees Local Plan and policies within Chapter 9 of the National Planning Policy Framework.*

As part of this application the following has been submitted:

- Highway Construction Management Plan dated October 2025

The plan outlines measures to ensure the safe and efficient movement of construction vehicles, personnel, and materials, while minimising disruption to neighbouring properties and the existing highway network. Key elements include the primary access point on Hollin Hall Lane, proposed construction traffic routes, anticipated vehicle numbers and sizes, on-site parking and waiting arrangements, materials storage, site facilities, and associated environmental and safety considerations.

KC Highways Development Management have been consulted on the submitted management plan and consider that it provides adequate details to manage construction activities safely and efficiently. On this basis, KC

Highways Development Management consider the information acceptable and raise no objection to the discharge of Condition 4.

Therefore, taking account of the response of KC Highways Development Management team and the content of the submitted Highway Construction Management Plan, it is therefore concluded that the scheme for Condition 4 is acceptable and in accordance with policy LP21 of the Kirklees Local Plan. This condition is therefore recommended to be discharged.

Condition 5 (CEMP)

5. No works shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- a) Summary of potentially damaging activities*
- a) Identification of "biodiversity protection zones"*
- b) Practical measures (both physical measures and sensitive working practices)*
- c) The location and timing of sensitive works to avoid harm to biodiversity features.*
- d) The times during construction when specialist ecologists need to be present on site to oversee works*
- e) Responsible persons and lines of communication.*
- f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- g) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: *In the interests of biodiversity and in accordance with LP30 and policies within Chapter 15 of the National Planning Policy Framework.*

As part of this application the following has been submitted:

- Document titled 'Leymoor Road, Golcar Construction Environment Management Plan (Biodiversity)' dated December 2025

The document outlines the ecological interest of the site and any potential impacts of development along with measures to avoid, control or mitigate these impacts. The Council's Ecology team have been consulted on the submitted CEMP and consider it acceptable and in accordance with the requirements of Condition 5.

Therefore, taking account of the response of the Ecology team and the content of the submitted CEMP, it is therefore concluded that the scheme for Condition 5 is acceptable and in accordance with policy LP30 of the Kirklees Local Plan. This condition is therefore recommended to be discharged.

DECISION LETTER TEXT

The merits of the application have previously been assessed under reference 2024/93420 and permission granted for erection of stables and hay store.

The applicant is seeking to discharge Conditions 4 (highway construction management scheme) and 5 (CEMP).

Condition 4.

You have submitted:

- Highway Construction Management Plan dated October 2025

The details provide are considered to be sufficient information and an acceptable scheme to enable the discharge of Condition 4. It is a requirement of this condition that the development be carried out in accordance with the submitted scheme.

Condition 5

You have submitted:

- Document titled 'Leymoor Road, Golcar Construction Environment Management Plan (Biodiversity)' dated December 2025

The details provided are considered to be sufficient information and an acceptable scheme to enable the discharge of Condition 5. It is a requirement of this condition that the development be carried out in accordance with the submitted scheme.

Report dated: 18/02/2026

