

09 December 2025
Shepley DoC 27 29 30 31 Covering Letter 091225.doc



Kirklees Metropolitan Council
Planning Services
PO Box 1720
Huddersfield Customer Service Centre
Huddersfield
HD1 9EL

Kathryn Jukes BA (Hons) DipTP MRTPI
E: k.jukes@directionsplanning.co.uk
T: 01423 525456
M: 07908 666530

23 Victoria Avenue
Harrogate
North Yorkshire
HG1 5RD

www.directionsplanning.co.uk

Dear Sir / Madam

APPLICATION TO DISCHARGE CONDITION 27, 29, 30 AND 31 CONCERNING DECISION NOTICE 2024/70/90991/E FOR ERECTION OF 52 DWELLINGS AT LAND EAST OF ABBEY ROAD, SHEPLEY, HUDDERSFIELD, HD8 8FG

Planning permission was originally granted for the erection of 52 dwellings at land east of Abbey Road, Shepley under decision notice referenced 2020/62/93358/E. The details of the application scheme were then varied by way of a S73 application that was granted permission under reference 2024/70/90991/E.

Applications to discharge the conditions associated with application 2020/62/93358/E were submitted in advance of the S73 application, and so we understand the Council's records of the discharge of conditions applications have now been updated to refer to the latest S73 application. The change in reference to the latest permission allows for the conditions to be discharged against 2024/70/90991/E, which makes clear the intention to build out the latest S73 application.

We are now wishing to apply to discharge four further conditions where information has not previously been submitted for approval.

Condition 27 Crime Prevention

Prior to commencement of superstructure works the condition requires that details of measures to prevent and deter crime and anti-social behaviour are to be submitted for approval. The condition specifies that the information is to include:

- details of windows overlooking publicly-accessible areas, and
- details of boundary treatments, lighting and landscaping to correspond with details to be provided pursuant to conditions 29, 30 and 31.

Enclosed is drawing 8834-BOW-A0-00-DR-A-0145_P4 that details how the rear ground floor doors and windows are to be a minimum of PAS 24: 2022+A1:2024 standard with the addition of any Euro profile cylinders being to TS007 3* standard. This is with a view to providing sufficient security to properties that may not be directly overlooked.

The supporting information to this application then provides the details outlined in the second bullet point.

Condition 29 Boundary Treatments

Prior to the commencement of superstructure works, the condition requires details (including sections and details of levels) of all boundary treatments, and any retaining walls and gabions. To this end, an updated version of approved drawing 8834-BOW-A0-00-DR-A-1021 rev P10 is provided to confirm all boundary treatments. This is shown on enclosed drawing 8834-BOW-A0-00-DR-A-1021 rev P18.

Also enclosed are drawings 8834-BOW-A0-ZZ-DR-A-1050_P3 and 8834-BOW-A0-ZZ-DR-A-1052_P4 that are the proposed site sections, and 7465_521_02H and 7465_521_03D External Works Plan - Phase 2 which collectively confirm the site levels.

Condition 30 External Lighting

The condition requires that prior to occupation of any part of the development, details of external lighting are submitted for approval.

Drawing 8834-BOW-A0-00-DR-A-0143_P5_Proposed site plan - external lighting provides details of the lights to be installed to the front and rear on each of the houses.

The specifications for the light fittings are including, which are the same as those fitted across phase 1 of development. This is because the intention is to offer a consistence appearance across the whole development.

Condition 31 Landscaping

Prior to the commencement of superstructure works the condition requires that details of all hard and soft landscaping are submitted for approval. These shall include:

- Details of existing and proposed levels, and regrading of areas of public open space;
- An indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course of the development;
- Species schedule and a full planting specification including planting plans (showing the layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates);
- The scheme shall detail the phasing of the landscaping and planting;
- Details of initial aftercare and long-term maintenance;
- Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;
- Details (including samples, if requested), of paving and other hard surface materials; and
- Details of the on-site open space (including details of its purpose and management) and of any areas for designated, informal, incidental and/or doorstep play.

To this end, the application is accompanied by a Landscaping Masterplan (R-2446-4L) and then details of the planting across drawings R-2446-6, R-2446-7, and R-2446-8.

Next Steps

If you require any further information or clarification in order to validate or determine the application then please do not hesitate to contact me.

In the meantime, we look forward to receiving acknowledgement of the application at your earliest convenience.

Yours faithfully

Kathryn Jukes BA (Hons) DipTP MRTPI
Director