

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING CONDITIONS PREVIOUSLY ATTACHED

Reference No:	2025/70/93489/W
Site Address:	Land off, Hollyfield Avenue, Quarmby, Huddersfield
Description:	Variation of condition 12 (junction and highway works) on previous permission 2015/91093 for outline application for erection of residential development (within a Conservation Area)
Recommending Officer:	Ellie Thornhill

DECISION – Section 73 Variation of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 24-Jul-2026

Officer report

Application: 2025/93489

Site: Land off, Hollyfield Avenue, Quarmby, Huddersfield

Proposal: Variation of condition 12 (junction and highway works) on previous permission 2015/91093 for outline application for erection of residential development (within a Conservation Area)

Site description

The application site is approximately 0.77 hectares in size and is located around 3km west of Huddersfield town centre on the periphery of Quarmby. Residential development borders the site to the north, east and west with open land to the south. The site lies within the Quarmby Fold Conservation area and a Grade II listed building now known as 2 – 4 as Holly Bank Court is located close to the eastern boundary of the site.

The site was allocated for Housing under the current Local Plan (ref: HS34), however, now appears to have nearly been built out, under the previous permissions (see **Relevant Planning History**).

Description of Proposal

This application is submitted under Section 73 of the Town and Country Planning Act.

National Planning Guidance confirms that permission granted under Section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. The guidance also confirms that in deciding any application under Section 73, the local planning authority must only consider the condition/s that are the subject of the application – is it not a complete re-consideration of the proposal.

The application seeks planning permission for the variation of condition 12 on the previous permission 2015/91093 for outline application for erection of residential development (within a Conservation Area).

As approved, condition 12 currently reads:

12. Notwithstanding the details shown on drawing no. 7470/050 Rev B, no development shall take place until details of the junction and associated highway works, between the proposed estate road and Hollyfield Avenue have been submitted to and approved in writing by the Local Planning Authority. The details shall include full sections, details of speed reducing features, construction specifications, drainage works, lighting, signage, white lining, surface finishes,

treatment of sight lines together with an appropriate independent road safety audit covering all aspects of the works. The development shall not be brought into use until all the works under the approved scheme have been carried out complete in accordance with the approved scheme.

Reason: *In the interest of highway and pedestrian safety and to ensure that new highway structures do not compromise the safety of all those using the proposed access, in accordance with the requirements of Policy T10 of the Kirklees Unitary Development Plan. This is a pre-commencement condition to ensure that appropriate details of access can be provided without detriment to highway safety on the surrounding highway network for existing and future residents in accordance with guidance in the National Planning Policy Framework.*

The variation sought includes amendments to the wording of condition 12 from the above into a prescriptive condition, as the initially agreed plateau to the junction of Hollyfield Avenue is no longer required (follow the applicant's engagement with the Highway Authority). Therefore, the initial requirements of condition 12 are now superfluous, and whilst no wording for the revised condition 12 has been proposed by the applicant, it would be changed to:

12. The development shall be carried out in strict accordance with the following junction and highway works (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 12):

- *Development access white lining (ref: 1110-136)*
- *Stage 2 Road Safety Audit (ref: MAL/HAQ/RSA2 Rev 1)*

Reason: *In the interest of highway and pedestrian safety and to ensure that new highway structures do not compromise the safety of all those using the proposed access, in accordance with the requirements of Policy LP21 of the Kirklees Local Plan.*

History of negotiations/amendments received

A Road Safety Audit and Designers Response has been submitted as part of this application, along with a Development Access White Lining plan (received 05/03/2026). The revised conditions and plans table have been agreed and confirmed in writing on the 22/07/2026.

Relevant Planning History

At the application site

2015/91093 Outline application for erection of residential development (within a Conservation Area) – Granted.

2018/90912 Reserved matters application pursuant to outline permission 2015/91093 for erection of residential development (17 dwellings) (within a Conservation Area) – Granted.

2020/93604 Discharge of conditions 2, 3, 4, 5, 6 and 8 of previous reserved matters approval 2018/90912 pursuant to outline permission 2015/91093 for erection of residential development (17 dwellings) (within a Conservation Area) – Approved.

2021/90062 Discharge of conditions 6 (Open Space), 11 (Construction Management Plan), 12 (Junction Design) and 22 (Surface Water) of previous permission 2015/91093 outline application for erection of residential development (within a Conservation Area) – Split decision.

2022/90922 Discharge of conditions 5 (affordable housing), 6 (public open space), 7 (education), 9 (highway retention), 12 (highway junction), 14 (Phase II investigation), 15 (remediation strategy), 22 (surface water discharge) and 23 (temporary drainage) of previous outline permission 2015/91093 for erection of residential development (within a Conservation Area) – Split decision.

Representations

The application has been advertised via site notice and the press.

Final publicity expired: 27/02/2026.

As a result of the above publicity, no representations have been received.

Local ward councillors

Ward councillors were consulted as part of this application; whereby no comments were received.

In the interest of expediency officers have not notified new ward councillors following the May 2026 elections.

Consultation Responses

KC Highways Development Management: Condition 12 can be amended accordingly, as some of the information previously required is no longer needed from a Section 38 perspective, with a safety audit being carried out and no issues been raised.

Planning Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The

statutory Development Plan for Kirklees is the Local Plan (adopted 27/02/2019).

Kirklees Local Plan

The site was allocated for Housing under the current Local Plan (ref: HS34), however, is now nearly built out/completed, under the permissions related to this application.

The following policies are deemed most relevant to the current proposal:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP7 – Efficient and effective use of land and buildings
- LP11 – Housing mix and affordable housing
- LP20 – Sustainable travel
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP27 – Flood risk
- LP28 – Drainage
- LP30 – Biodiversity and geodiversity
- LP32 – Landscape
- LP35 – Historic environment
- LP48 – Community facilities and services
- LP49 – Educational and health care services
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP63 – New open space

National Planning Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) 2021 and the Planning Practice Guidance Suite (PPGS), together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places

- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

This application is made under S73 of the Town and Country Planning Act 1990, which allows for the ‘determination of applications to develop land without compliance with conditions previously attached’. In addition to removing conditions, S73 enables the varying of a condition’s wording. The effect of a granted S73 application is the issuing of a fresh planning permission. Therefore, all previously imposed conditions should be retained if they remain relevant. Conversely, the time limit for development to commence cannot be extended through a S73.

The starting point for a S73 application is the previously granted planning permission, which must carry significant material weight. However, consideration must first be given to whether any material changes in circumstances have taken place. This includes the policy and local context.

In terms of local context, there has been no changes in the environment (including built and natural) which would impact on the assessment of the application.

In light of the above, consideration must be given to the specific changes proposed and their interaction with adopted planning policy.

In this case, the site has already been established by the outline planning application 2015/91093 (to which this application relates) and the subsequent reserved matters application 2018/90912. The proposed variation would not impact on the principle of development, and policies in relation to the development broadly remain unchanged.

Assessment of variation of condition 12 (junction and highway works)

The requested changes are proposed in light of further detailed design work on the access being progressed and in the interest of simplifying and rationalising the current wording as a result of this. This follows engagement between the applicant and Highway Authority.

It is of officers understanding that a speed hump was originally considered to be necessary within the application site, hence the wording for condition 12, along with the technical information which would have been necessary to assess this. However, from on-going discussions between the applicant and the Council’s S38 Team, it appears that a speed hump is now not required and that the white lining alone, at the junction is considered to be acceptable.

Therefore, as part of this application a Road Safety Audit has been undertaken. In summary, its conclusion agrees with the Council's S38 Team that a hump is not necessary, on highway safety grounds.

Following this, KC Highway Development Management have confirmed that the works agreed (the white lining) is now acceptable and would allow for a safe and accessible access to be achieved. As such, no concerns have been raised from a highways perspective, as the scheme is considered to comply with LP21 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Considering the material implications of the change proposed beyond the matter of highways, officers are satisfied that there would be no further impact on visual amenity, as the character and setting of the streetscape, either within the application site or outside of it, would remain unchanged.

There would also be no additional impact on residential amenity as part of the change proposed.

Lastly, there would be no changes to landscaping or any other material planning considerations that were necessary as part of the assessment for the original outline application.

In light of the above, officers raise no concerns over the sought amendment, and recommend that the condition be amended to the following:

12. The development shall be carried out in strict accordance with the following junction and highway works (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 12):

- *Development access white lining (ref: 1110-136)*
- *Stage 2 Road Safety Audit (ref: MAL/HAQ/RSA2 Rev 1)*

Reason: *In the interest of highway and pedestrian safety and to ensure that new highway structures do not compromise the safety of all those using the proposed access, in accordance with the requirements of Policy LP21 of the Kirklees Local Plan.*

The above wording has been agreed between officers and the applicant via the email dated 23/07/2026.

Planning obligations

This application would result in a new stand-alone planning permission being issued. As contributions have already been dealt with under the original planning application (which would remain unchanged as part of this application) and given the fact the original S106 includes a clause to cover all

future S73 applications (clause 11), a Deed of Variation is not required, in this instance.

Review of conditions

As this is an application under S73 of TCPA 1990 it would, in effect, be a new permission. Planning practice guidance (The Use of Conditions) confirms that the original planning permission would continue to exist whatever the outcome of the application under section 73 and that the conditions imposed on the original permission still have effect unless they have been discharged.

The PPG also confirms that for the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect (Paragraph: 040 Reference ID: 21a-040-20190723).

The 25 conditions applied to the previous application (2015/91093) should therefore be repeated unless they are no longer required.

A review of the conditions is as follows:

1. Approval of Reserved Matters application before development commences

To be omitted as a Reserved Matters application has been submitted under 2018/90912

1. Submission of plans and particulars pursuant to Reserved Matters application which shall be carried out in full accordance with the approved plans

To be amended accordingly to reflect the Reserved Matters application and to include this S73 application.

2. Approval of Reserved Matters application before three years from the date of the outline permission.

As per the above, this condition is no longer necessary and can be deleted.

3. Development to begin before the expiration of two years from the date of the Reserved Matters approval

To be deleted, as development has commenced.

4. Details of the affordable housing provision to be provided

Secured under a S106 agreement on the outline application. Therefore, this condition now serves no purpose and can be deleted.

5. Details of the arrangement for the provision of public open space

Secured under a S106 agreement on the outline application. Therefore, this condition now serves no purpose can be deleted.

6. Details of the arrangements for the provision of educational facilities

This condition was attached to the outline application (2015/91093) as it was unknown at the time how many units would be proposed. However, as part of the Reserved Matters application (2018/90912) planning permission was granted for 19 dwellings. As the trigger for education contributions is 25 (2 bed plus) dwellings, this scheme would not trigger that and therefore condition 7 serves no purpose and can be removed.

7. Landscaping details to include details of all walls/fencing

Details approved as part of Reserved Matters application, therefore, condition 8 will be amended into a prescriptive condition to reflect this.

8. Details of retaining walls adjacent to the highway

Officers have reviewed condition 9 with KC Highway Structures who have offered the following comments:

The AIP for the supporting structures to the new highway was conditionally agreed subject to the submission of satisfactory "Construction Compliance Certificate" together with "As Built" drawings, none of which have been submitted. There is also a commuted sum payable for the relief of the maintenance and the adoption of the new structures as public highway structures.

In this case, the scope of what is being requested is beyond the original condition and will therefore be dealt with separately outside of the planning process with KC Structures, as the condition does not explicitly require the following documents, nor does the S106 agreement capture the required commuted sum.

Therefore, for the purpose of this application, condition 9 will be amended into a prescriptive condition.

9. Development to be solely served off Hollyfield Avenue

To remain as existing.

10. Details of access for construction traffic

To be amended into a prescriptive condition, as details approved under 2021/90021.

11. Details of the junction and highway works between the estate road and Hollyfield Avenue

As detailed in this report, condition 12 will be amended into a prescriptive condition to reflect the changes discussed above.

12. Submission of visibility splays

Details approved as part of the Reserved Matters application, however, condition 13 requires the retention of the visibility splays thereafter. Therefore, this condition will be amended into a prescriptive condition.

13. Submission of a Phase II report

This condition no longer serves a purpose and can therefore be deleted, as the details were approved under application 2022/90922.

14. Submission of a Remediation Strategy

These details have been discharged under application 2022/90922, whereby it was noted that no remediation has been considered necessary at this stage. As such, condition 15 can be deleted.

15. Development in accordance with Remediation Strategy

As per conditions 14 and 15, if contamination not previously considered in the Combined Stage 1/Stage 2 Geo-Environmental Report by ARP, dated 7th October 2020 (ref: JPR/01r1), is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority must be notified in writing within 2 working days.

Therefore, the wording of condition 18 has been revised to take into account the above.

16. Submission of a Validation Report

To remain as existing.

17. No building within 3m of the line of the sewers that cross the site

To remain as existing.

18. No tree planting within 5m of the centre line of the sewers

To remain as existing.

19. Submission of drainage information

Details approved as part of Reserved Matters application. This condition can now be deleted, as condition 21 requires development to be carried out in accordance with the approved drainage scheme.

20. Development in accordance with condition 20 (approved drainage scheme)

This condition has been amended into a prescriptive condition to take into account the details approved as part of the Reserved Matters application (for the above condition 20).

21. Submission of a scheme restricting surface water

To be amended into a prescriptive condition, as details approved under application 2022/90922.

22. Details of a temporary surface water scheme

The agent has confirmed in writing that the full drainage scheme has been implemented and therefore this condition no longer serves a purpose and can be removed.

23. No new buildings, structures, raised groundworks within 3m of the centreline of the watercourse

To remain as existing.

24. Submission of an EVCP scheme

Details approved as part of Reserved Matters application, however as condition 25 requires the charging points to be retained thereafter, it will be amended into a prescriptive condition.

Representation

As a result of the above publicity, no representations have been received.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Grant Variation of Condition

Report Dated: 23/07/2026

Decision Authorisation: Delegated Powers

Application Number: 2025/93489

Officer Recommendation: Grant Variation of Condition

Conditions and Reasons

1. [DELETED, following approval of Reserved Matters application, 2018/90912]

1. Unless specifically stated otherwise in this planning permission, where reserved matters or other details have already been approved, or a valid reserved matters pursuant to outline 2015/91093 and as varied by this Section 73 approval 2025/93489 are subsequently so approved under the application references referred to below, then this permission and the conditions attached to it shall be read in conjunction with and subject to those applications, and the development permitted by this planning permission shall be carried out in accordance with such approved reserved matters:

- 2018/90912

Reason: For the avoidance of doubt as to what is being approved and to ensure the clarity of enforceability, to ensure only one planning permission can be implemented at any one time, pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. [DELETED, following approval of Reserved Matters application, 2018/90912]

3. [DELETED, following the commencement of development]

4. [DELETED, as no longer required, as captured under S106 agreement attached to outline permission, 2015/91093]

5. [DELETED, as no longer required, as captured under S106 agreement attached to outline permission, 2015/91093]

6. [DELETED, as no longer triggered]

7. The development shall be carried out in accordance with the approved landscaping plans and documents submitted within Reserved Matters application 2018/90912 (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 8):

- Landscaping general arrangement (ref: RFM-XX-00-DR-L-0001 PL02)
- Landscape management plan (dated: 17/08/2018)
- Planting Plan Schedule (ref: RFM-XX-00-DR-L-0002 PL02)

- Landscape Maintenance Specification (received 17/08/2018)

Reason: In the interest of visual and residential amenity and to maintain and enhance ecological interest within the site, in accordance with the guidance contained within the National Planning Policy Framework and Policies LP24 and LP30 of the Kirklees Local Plan.

8. The highway retaining wall shall be built in accordance with the details approved pursuant to condition 9 under application ref: 2022/90922) within the letter dated 22/12/22 (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 9).

Reason: To ensure that new structures do not compromise the stability of the highway and in the interest of highway and pedestrian safety, in accordance with the requirements of Policy LP21 of the Kirklees Local Plan.

9. The development shall be served solely off the access point onto Hollyfield Avenue as shown on the drawing no. 7470/050 Rev B prepared by CODA Structures.

Reason: In the interests of highway safety and in accordance with Policy LP21 of the Kirklees Local Plan.

10. The development shall be carried out throughout the period of construction in accordance with the Construction Vehicle Ingress and Egress Site Location Plan (ref: KPMD/1020/639), approved pursuant to condition 11 under application ref: 2021/90062 within the letter dated 01/11/2021 (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 11).

Reason: In the interests of highway safety and in accordance with Policy LP21 of the Kirklees Local Plan.

11. The development shall be carried out in strict accordance with the following junction and highway works (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 12):

- Development access white lining (ref: 1110-136)
- Stage 2 Road Safety Audit (ref: MAL/HAQ/RSA2 Rev 1)

Reason: In the interest of highway and pedestrian safety and to ensure that new highway structures do not compromise the safety of all those using the proposed access, in accordance with the requirements of Policy LP21 of the Kirklees Local Plan.

12. The development shall be carried out in full accordance with the approved visibility splays submitted within Reserved Matters application 2018/90912 (or any details subsequently submitted to and approved in writing by the local planning authority, via an application

for the approval of details reserved by condition 13) and retained thereafter.

Reason: In the interest of highway and pedestrian safety and to ensure that new proposed access point does not compromise the safety of all those using it, in accordance with the requirements of Policy LP21 of the Kirklees Local Plan.

13. [DELETED, following determination of Discharge of Condition application, 2022/90922]

14. [DELETED, following determination of Discharge of Condition application, 2022/90922]

15. In the event that contamination not previously considered in either the Combined Stage 1/Stage 2 Geo-Environmental Report by ARP, dated 7th October 2020 (ref: JPR/01r1) or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved Remediation Strategy.

Reason: So as to prevent land, groundwater and surface water contamination, to ensure the site is fit to receive new development in the interest of health and safety, so as to accord with Policy LP53 of Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

16. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy (pursuant to condition 16) a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure that the approved remediation measures are completed before the dwellings are occupied in the interests of the health and wellbeing of future residents and in accordance Policy LP53 of Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

17. No building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the sewers, which cross the site.

Reason: To allow for sufficient access for maintenance and repair work at all times and to retain a healthy water environment in accordance with National Planning Practice Guidance.

18. No new tree planting, shall be permitted over or within 5.0 (five) metres either side of the centre line of the sewers, which crosses the site.

Reason: To allow for sufficient access for maintenance and repair work at all times and to retain a healthy water environment in accordance with National Planning Practice Guidance.

19. [DELETED, as captured under condition 21]

20. The development shall be carried out in full accordance with the approved drainage scheme submitted within Reserved Matters application 2018/90912 (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 21). The works comprising the approved scheme shall thereafter be retained and the approved maintenance and management regimes adhered to at all times.

Reason: In the interests of achieving satisfactory and sustainable drainage of the site and to mitigate flood risk. This is to accord with Policy LP28 of the Kirklees Local Plan and the guidance in Chapter 14 of the National Planning Policy Framework.

21. The development shall be carried out in accordance with the surface water discharge scheme approved pursuant to condition 22 under application ref: 2022/90922 within the letter dated 22/12/22 (or any details subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 22). The approved maintenance and management scheme shall be implemented thereafter.

Reason: This is to ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with Chapter 14 of the National Planning Policy Framework.

22. [DELETED: as the full drainage scheme has been implemented]

23. There shall be no new buildings, structures or raised ground levels within 3 metres either side of the centre line of watercourses within or along the boundary of the site.

Reason: To allow for sufficient access for maintenance and repair work at all times and to retain a healthy water environment in accordance with National Planning Practice Guidance.

24. The development shall be carried out in strict accordance with the approved dedicated facilities for charging electric vehicles submitted within Reserved Matters application 2018/90912 (or any details

subsequently submitted to and approved in writing by the local planning authority, via an application for the approval of details reserved by condition 25) and retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

Note: It is the developer and landowner's responsibility to secure a safe development.

Note: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Existing site plan	1000	01	18/12/2025
Development access white lining	1110-136	-	22/06/2026
Hollyfield Avenue RSA	MAL/HAQ/RSA2	Rev 1	22/06/2026
GG119 Road Safety Audit Response Report	-	-	22/06/2026
Received via Discharge of Condition 2022/90922			
Various drawings and documents submitted pursuant to conditions 9, 14, 15, 22 and 23	See decision notice letter (contained within the officer report) – dated 22/12/2022	-	Various
Received via Discharge of Condition 2021/90062			
Proposed Construction Vehicle Ingress and Egress Site Location Plan (Condition 11)	KPMD/1020/639	-	28/10/2021
Received via original application 2015/91093			
Red line boundary plan	1000	01	13/07/2015
Entrance road and long section plan	7470/050	B	13/07/2015
Entrance road	7470/050	-	13/07/2015

and long section plan			
Design and Access Statement	Dated April 2015	-	13/07/2015
Ecological Appraisal	R-2142-01	-	13/07/2015
Flooding and drainage assessment	7470	-	13/07/2015
Heritage appraisal	Dated March 2015	-	13/07/2015
Phase 1 Environmental Assessment	7470	-	13/07/2015
Planning Statement	Dated April 2015	-	13/07/2015

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

In this instance, a Road Safety Audit and Designers Response has been submitted as part of this application, along with a Development Access White Lining plan (received 05/03/2026). The revised conditions and plans table have been agreed and confirmed in writing on the 22/07/2026.