



**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/70/93489/W

To: Ella Rowley
Neil Pike Architects
Michigan House, 17-19, Chorley New Road
Bolton
BL1 4QR

For: JPR Quarmby Ltd

**In pursuance of its powers under the above-mentioned Act and Order the
KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning
Authority hereby permits:-**

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)

At: LAND OFF, HOLLYFIELD AVENUE, QUARMBY, HUDDERSFIELD

**In accordance with the plan(s) and applications submitted to the Council on
18-Dec-2025 [together with those plans and application(s) submitted to the
Council on 13-Jul-2015 and incorporated into planning permission 2015/91093
granted on 08-Dec-2015] and subject to the condition(s) specified hereunder:-**

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

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

4. [DELETED, following the commencement of development]

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

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

7. [DELETED, as no longer triggered]

8. 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.

9. 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.

10. 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.

11. 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.

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.

13. 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.

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

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

16. 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.

17. 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.

18. 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.

19. 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.

20. [DELETED, as captured under condition 21]

21. 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.

22. 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.

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

24. 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.

25. 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 and long section plan	7470/050	-	13/07/2015
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.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority.gov.uk)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of

- application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 - The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
 - In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 27-Jul-2026

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/70/93489/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
