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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2026/70/90162/W

To: Nick Willock
Robert Halstead Chartered Surveyor
Office G of H
Bridge Mills
Huddersfield Road
Holmfirth
HD9 3TW

For: Holroyd Homes

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 2 (PLANS AND SPECIFICATIONS) OF PREVIOUS PERMISSION 2021/90800 FOR REDEVELOPMENT AND CHANGE OF USE OF FORMER MILL SITE TO FORM 19 RESIDENTIAL UNITS (WITHIN A CONSERVATION AREA)

At: HINCHLIFFE MILL, WATER STREET, HOLMBRIDGE, HOLMFIRTH, HD9 2NX

In accordance with the plan(s) and applications submitted to the Council on 19-Jan-2026 [together with those plans and application(s) submitted to the Council on 25-Feb-2021 and incorporated into planning permission 2021/90800 granted on 20-Aug-2025] and subject to the condition(s) specified hereunder:-

1) The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted, so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies 2 and 5 of the Holme Valley Neighbourhood Development Plan, Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3) The works relating to the conversion of the mill building to dwellinghouses (units 3, 4, 5, 6, 7, 8 and 9) shall be completed and the units shall be made fit for habitation prior to the occupation of new-build units 1, 2, 17, 18 and 19. Occupation of new-build units 1, 2, 17, 18 and 19 shall be subject to written approval by the Local Planning Authority following inspection of the renovated mill building by the Local Planning Authority. For the avoidance of doubt, the units referred to within this condition are those indicated on the Overall Site Plan ref: 3372 (0-) 623 rev I.
Reason: To ensure that the primary beneficial part of the development (the conversion of the mill) is capable of being brought fully into use and that any elements that constitute less than substantial harm to the non-designated heritage asset are not prioritised over and above the primary beneficial part of the scheme, in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan as well as Policy LP35 of the Kirklees Local Plan.

4) Prior to the commencement of the development, the following details relating to design and appearance shall be submitted to and approved in writing by the Local Planning Authority:

a) Samples of external masonry (walling stone and ashlar) in the form of a sample panel showing coursing and pointing to be inspected on-site;
b) External material samples (photographic imagery) for all dwellinghouses (mill conversion and new-build), including but not limited to the proposed roofing, soffits, fascias and drainage runs;
c) Window and external door design schedule in the form of annotated 1:20 elevations and 1:5 sections, to include details of locations of the window designs within the elevations, their material, colour, and fixed/opening configurations. The details must be submitted for the fenestration in both the mill conversion (inclusive of the loading doors), and new-build dwellings (including details of the projecting window features);
d) Design of roof lights including patent glazing and conservation styles, where applicable, in the form of annotated 1:20 elevations and 1:5 sections;
e) Heritage architect report setting out how internal and external heritage features (including but not limited to the cast iron structural pillars, pulley mechanisms, loading doors) are to be retained, exposed and restored alongside any internal floor plan alterations to enable such works; and
f) Design of solar panels, including details of their locations, profiles and appearance.

The development shall be implemented in accordance approved details.
Reason: To ensure appropriate standards of design whilst maintaining the heritage significance of the mill and the wider Hinchliffe Mill Conservation Area in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan and Policy LP35 of the Kirklees Local Plan.
This pre-commencement condition is necessary to ensure design details are prepared and approved at an appropriate stage of the development process.

5) The development hereby approved shall be implemented in accordance with the Archaeological Watching Brief (OSA, November 2025) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383) and recording shall be carried out by an appropriately qualified and experienced archaeological organisation / consultant.
Reason: In the interests of recording the historic environment of the local area in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan and Policy LP35 of the Kirklees Local Plan.

6) Prior to commencement of superstructure works, the following boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority:
a) An updated boundary treatment strategy;
b) Boundary treatment elevations and plans;
c) Detailed material(s) schedule and hedge species; and
d) Height(s) of boundary treatments.
The development shall be implemented in accordance with the approved boundary treatment details.
Reason: To ensure boundary treatments are appropriate to their setting and serve to sufficiently enclose and secure spaces in accordance with Policy 2 of the Holme Valley Neighbourhood Development Plan and Policies LP24 and LP35 of the Kirklees Local Plan.

7) Prior to the occupation of unit 9, any glazing below or intersecting 1500mm above floor level, in all of the windows serving the northern elevation of the mill, shall be obscure glazed and maintained as such in perpetuity.
Reason: To ensure the privacy of residents of Water Street is maintained in accordance with Policy LP24 of the Kirklees Local Plan.

8) Prior to occupation of no more than 14 dwellinghouses on the site, details of the content, provision, location(s) and installation of heritage information boards explaining the history of the mill and its value to the local area shall be submitted to and approved in writing by the Local Planning Authority. The boards, once approved, shall be installed in accordance with the agreed details and retained thereafter.
Reason: To communicate the heritage significance of the mill to the local community and the wider public in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan and Policy LP35 of the Kirklees Local Plan.

9) The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (KRS Environmental Ltd, ref: KRS.0646.001.R.001.A, dated September 2022) and in compliance with the following mitigation measures detailed within the approved FRA:

a) All new build development shall be located wholly within Flood Zone 1;
b) The finished floor level of the lower ground floor of units 3, 4, 5, 6, 7, 8 and 9 shall be no lower than 166.50 metres Above Ordnance Datum (AOD);
c) There shall be no residential living space on the lower ground floor of units 3, 4, 5, 6, 7, 8 and 9;
d) A scheme of flood proofing for units 3, 4, 5, 6, 7, 8 and 9 shall be submitted to and approved in writing by the Local Planning Authority and implemented no lower than the 1% AEP plus 23% climate change level with a suitable allowance for freeboard.

These mitigation measures shall be fully implemented prior to occupation of any dwellings of the development hereby approved. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of Policy LP27 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

10) Development shall not commence until a design scheme detailing foul, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include discharge rates (agreed with the Lead Local Flood Authority) indirectly or directly to watercourse, attenuation for the critical 1 in 100 + 30% climate change rainfall event, attenuation construction details / design, plans and longitudinal sections, hydraulic calculations, and details of phasing of drainage provision. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and an itinerary of maintenance tasks with schedules. No part of the development shall be occupied until the approved drainage scheme has been provided on the site to serve the development, and the approved scheme shall be retained thereafter.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity and environmental wellbeing, and to accord with Policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure appropriate measures are designed and agreed prior to any potentially damaging flooding occurring that could harm the existing and approved dwellinghouses.

11) In respect of flood routeing only, the development hereby approved shall be implemented in accordance with the Flood Routing Plan (drawing EWE/3388/05 rev B) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383). No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, and the approved scheme shall be retained thereafter.

Reason: To ensure the provision of satisfactory overland flood routing is employed, in the interests of amenity and environmental wellbeing, and to accord with Policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

12) In respect of temporary surface water drainage only, the development hereby approved shall be implemented in accordance with the Surface Water and Foul Construction Drainage Plan (EWE/3388/03 rev B) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383). No phase of the development shall begin until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority
Reason: To ensure the provision of adequate temporary means of drainage, in the interests of amenity and environmental wellbeing, and to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

13) In respect of external lighting only, the development hereby approved shall be implemented in accordance with the following documents approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383):

- Luminaire Schedule (Ecological Lighting Solutions, P25168, 04/12/2025)
- Layout drawings:
    - Lower Ground Floor (drawing P25168-01-01, iteration I0, rev 0)
    - Ground Floor 01 (drawing P25168-00-01, iteration I0, rev 0)
    - Ground Floor 02 (drawing P25168-00-02, iteration I0, rev 0)
    - First Floor (drawing P25168-01-01, iteration I0, rev 0)
- Site Isolines drawings:
    - 01 (drawing P25168-00-01-ISO, iteration I0, rev 0)
    - 02 (drawing P25168-00-02-ISO, iteration I0, rev 0)
    - 03 (drawing P25168-00-03-ISO, iteration I0, rev 0)
    - 04 (drawing P25168-00-04-ISO, iteration I0, rev 0)
    - 05 (drawing P25168-00-05-ISO, iteration I0, rev 0)
    - 06 (drawing P25168-00-06-ISO, iteration I0, rev 0)
    - 07 (drawing P25168-00-07-ISO, iteration I0, rev 0)
    - 08 (drawing P25168-00-08-ISO, iteration I0, rev 0)

All external lighting shall be installed in accordance with the specifications and locations set out in the approved documents, and these shall be maintained thereafter in accordance with the details set out in the approved documents. Under no circumstances shall any other external lighting be installed without prior written consent from the Local Planning Authority.
Reason: To prevent significant ecological harm in respect of direct impacts to bats in accordance with Policy 13 of the Holme Valley Neighbourhood Development Plan, Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

14) [deleted].

15) Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 14, no further groundworks / material operations in the affected areas of the site shall commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

16) Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 15. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered (in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report) is identified 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 proposed revisions to the Remediation Strategy have 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 revised Remediation Strategy.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the 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 a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site 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. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

18) In respect of electric vehicle charging only, the development hereby approved shall be implemented in accordance with the EV Charging Point and Bin Store Layout (drawing 2559-0402 rev P04) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383). The approved dedicated facilities for charging electric vehicles shall be installed and made operational prior to the occupation of the residential units they serve, and shall be maintained and retained thereafter. The approved dedicated facilities for charging the electric vehicles of visitors shall be installed and made operational prior to the visitor parking spaces being brought into first use, and shall be maintained and retained thereafter.

Reason: In the interests of supporting and encouraging the use of low emission vehicles, in the interests of air quality enhancement, to comply with the aims and objectives of Policy 12 of the Holme Valley Neighbourhood Development Plan, 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).

19) The development hereby approved shall be implemented in accordance with the following construction management documents approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383):

- Construction Environmental Management Plan (Heneghan Architecture, 2559, issue 01, 15/10/2025)
- Construction Logistics Plan (drawing 2559-0401 rev P01)
- Hinchliffe Mill – Development Timeline
- Site Waste Management Plan (Holroyd Homes, version 1, 24/11/2025)

No change therefrom shall take place without the prior written consent of the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policy 2 of the Holme Valley Neighbourhood Development Plan, Policy LP24 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

20) Development shall not commence until a scheme detailing locations and including cross-sectional information together with the proposed design and construction details of all new retaining walls / building retaining walls adjacent to existing and proposed highways including any modifications to the existing retaining walls on Dobb Lane / Spring Lane / Dam Head has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to superstructure works of any dwellinghouse hereby approved and thereafter retained throughout the life of the development.
Reason: To ensure that any new retaining structure or modifications to existing retaining structures do not compromise the stability of the highway in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood Development Plan and Policy LP21 of the Kirklees Local Plan.
This pre-commencement condition is necessary to ensure that load-bearing highway structures are designed and agreed to a satisfactory standard prior to their use by vehicular traffic.

21) In respect of surface water attenuation within unadopted estate roads only, the development hereby approved shall be implemented in accordance with the Surface Water and Foul Water Drainage Details drawing (EWE/3388/02 rev B) and the Surface Water and Foul Water Layout drawing (EWE/3388/01 rev D) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383). The approved scheme shall be implemented prior to the first occupation of development hereby approved and the surface water drainage system shall thereafter be retained during the life of the development.
Reason: To ensure that any new retaining structures do not compromise the stability of the highway in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood Development Plan and Policy LP21 of the Kirklees Local Plan.

22) Details of the facing materials for the retaining walls within the site shall be submitted to and approved in writing by the Local Planning Authority before works to construct the retaining walls commence. The retaining walls shall be faced in the approved materials and thereafter maintained as such.
Reason: In the interests of visual amenity and to accord with Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

23) The development hereby approved shall be implemented in accordance with the Tree Protection Plan at Appendix 3 of the Arboricultural Method Statement (Woodsage, WC-466.1 rev a, 24/11/2025) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383).
Reason: To protect the viability of the retained trees within the application site during works on site, including to prevent compaction and damage to the roots of the trees as well as damage to the branches and stems of the trees, in accordance with Policy 13 of the Holme Valley Neighbourhood Development Plan, Policy LP33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

24) Prior to the commencement of superstructure works, a Waste Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Waste Management Plan shall:

a) Identify the location of sufficiently sized bin stores, either internal or external, for all dwellinghouses; and
b) Set out the construction and detailing of all external bin collection point screening (with a preference for grit stone gabion fencing) and door detailing.

The development shall be implemented in accordance with the approved Waste Management Plan.
Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, and to assist in achieving sustainable development, in accordance with Policies 5 and 11 of the Holme Valley Neighbourhood Development Plan and Policies LP21 and LP24 of the Kirklees Local Plan.

25) The development hereby approved shall be implemented in accordance with the Temporary Waste Management Plan (Heneghan Architecture, 2559, issue 01, 15/10/2025) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383). The temporary arrangements, as approved, shall be implemented prior to first occupation of the relevant residential units, and shall be retained until construction works are complete.
Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, and to assist in achieving sustainable development, in accordance with Policies 5 and 11 of the Holme Valley Neighbourhood Development Plan and Policies LP21 and LP24 of the Kirklees Local Plan.

26) Upon completion of the development hereby approved and before any dwellinghouse is occupied, and with reference to the Condition Survey and Remediation Statement (Paragon Highways, 2501, rev 3, December 2025) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383), a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on Co-op Lane, Ford Gate, Spring Lane / Dam Head, Dobb Lane and Water Street attributable to the types of vehicles serving the development during the construction period shall be submitted to and approved in writing by the Local Planning Authority. All of the identified works shall be implemented before no more than 50% of the dwellinghouses on the site are occupied.
Reason: In the interests of highway safety, and to accord with Policy 11 of the Holme Valley Neighbourhood Development Plan and Policy LP21 of the Kirklees Local Plan.

27) The re-surfacing of the unadopted roads forming the accesses into the site (Water Street / Dam Head / Pond Track to units 1 and 2) shall be implemented in accordance with the Condition Survey and Remediation Statement (Paragon Highways, 2501, rev 3, December 2025) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383) prior to the occupation of no more than 14 dwellinghouses on the site and shall thereafter be maintained to that standard for the lifetime of the development.
Reason: Given the sub-standard nature of the accesses, the potential for the access surfaces to further degrade through re-intensification of the use, and the resultant impacts on highway safety through increased stopping distances, and to accord with Policy LP21 of the Kirklees Local Plan.

28) The parking layby on Dam Head shall be completed in accordance with the Dam Head Parking Layby drawing (PRGN-2501-HGN-DR-CH0001) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383) prior to the occupation of units 1, 2, 3, 4, 17, 18 and 19 and shall be retained exclusively for the use of residents of Spring Lane thereafter.
Reason: In the interests of highway safety, and to accord with Policy 11 of the Holme Valley Neighbourhood Development Plan and Policy LP21 of the Kirklees Local Plan.

29) The approved vehicle parking areas shall be surfaced and drained in accordance with the Department for Communities and Local Government / Environment Agency publication “Guidance on the permeable surfacing of front gardens (parking areas)” published 13/05/2009 (ISBN 9781409804864) as amended or superseded before the dwelling to which they relate is first occupied. The parking spaces shall thereafter be retained as such.
Reason: In the interests of highway safety and to achieve a satisfactory layout in in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood Development Plan and Policies LP21 and LP22 of the Kirklees Local Plan.

30) The development hereby approved shall be implemented in accordance with the Construction Environmental Management Plan (CEMP: Biodiversity) (Quants Environmental, 1507e, rev 1, 20/11/2025) approved by the Local Planning Authority on 09/04/2026 (under Discharge of Condition application 2025/93383) throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity during construction by avoiding direct impacts to protected species and preventing the spread of non-native plants, and to accord with Policy LP30 of the Kirklees Local Plan.

31) Development shall not commence until a Landscape Ecological Design Strategy (LEDS) is submitted to and agreed in writing by the Local Planning Authority. The LEDS shall:

a) Detail how 8.64 habitat units (as per the Biodiversity Metric dated 31/10/2022) are to be achieved post-development;
b) Set out on-site provision for roosting bats and nesting bird as detailed in the Ecological Impact Assessment (Quants, 1504c rev 2, 24/08/2022); and
c) Hard and soft landscaping design.

The proposed works of the LEDS shall also include the following details:

d) Purpose and conservation objectives for the proposed works;
e) Review of site potential and constraints;
f) Detailed design(s) and/or working method(s) to achieve stated objectives;
g) Extent and location / area of proposed works on appropriate scale maps and plans;
h) Type and source of materials to be used where appropriate, e.g. stone setts and/or native species of local provenance;
i) Specifications of tree pits or root barriers for trees within drainage easements;
j) A timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
k) Persons responsible for implementing the works;
l) Details of initial aftercare and long-term maintenance;
m) Details for monitoring and (where the results from monitoring show that conservation aims and objectives of the LEDS are not being met) how contingencies and/or remedial action shall be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain;
n) Details for disposal of any wastes arising from works; and
o) A Landscape Management Plan to include details of initial aftercare and long-term maintenance for minimum of five years. This shall also include any existing trees and vegetation retained on site, plus management of the mill pond.

The LEDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.
Reason: In order to ensure the development provides adequate visual amenity, ecological enhancement and creation measures sufficient to provide no net loss to biodiversity in accordance with Policies LP24, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure details relating to the required no net loss to biodiversity are devised and agreed at an appropriate stage of the development process.

32) Prior to commencement of superstructure works, details of the arrangements for the provision of public open space to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The arrangements shall cover the following matters:

a) The layout and landscaping features of the public open space;

b) The timescale(s) for the implementation and completion of the works to provide the public open space;
c) The mechanism for ensuring that the public open space will be available to the public in perpetuity; and
d) Maintenance of the public open space in perpetuity.

The development shall be implemented in accordance with the approved details.
Reason: To ensure the provision of open space to serve the development in accordance with Policy LP63 of the Kirklees Local Plan.

33) Prior to the occupation of no more than 14 of the dwellinghouses on the site, a report confirming that all invasive plant species (including Japanese Knotweed, Cotoneaster and Himalayan Balsam) have been removed from within the site's red line boundary and disposed of in an appropriate manner shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide photographic imagery confirming removal.
Reason: To ensure that invasive plant species which pose a threat to native ecology are eradicated for the benefit of the site's biodiversity in accordance with Policy 13 of the Home Valley Neighbourhood Development Plan and Policy LP30 of the Kirklees Local Plan.

34) The development hereby approved shall be implemented in accordance with the licence issued by Natural England (ref: 2026-89013-EPS-MIT, dated 26/02/2026) approved by the Local Planning Authority on 16/03/2026 (under Discharge of Condition application 2026/90676) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect biodiversity during construction by avoiding direct impacts to protected species and preventing the spread of non-native plants, and to accord with Policy LP30 of the Kirklees Local Plan.

35) Development to construct the superstructure of any of the new-build dwellings hereby approved shall not commence until a scheme detailing the construction specification and works programme for the provision of:

a) Diversion of PROW HOL/95/10 to its new definitive position;
b) Surfacing and accessibility of PROW HOL/95/10; and
c) An independent Safety Audit covering all aspects of the work submitted under points (a) and (b).

has been submitted to and approved in writing by the Local Planning Authority. All of the works thereby approved shall be implemented before any part of the new-build development is first brought into use and the scheme shall be maintained throughout the lifetime of the development.
Reason: To ensure that suitable, safe access is provided for the development in the interests of highway safety in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood Development Plan and with LP21 and LP28 of the Kirklees Local Plan.

NOTE: Regarding condition 4 and the proposed fenestration, your attention is drawn to the concerns of KC Conservation and Design (which are set out in the delegated report for application 2025/93383). For the avoidance of doubt, the submitted fenestration details should not be regarded as approved, and details would still need to be submitted (for consideration and approval) pursuant to condition 4.

NOTE: Regarding condition 4 and the proposed external materials, your attention is drawn to the concerns of KC Conservation and Design (which are set out in the delegated report for application 2025/93383). For the avoidance of doubt, and notwithstanding the inclusion of the Materials Schedule (Heneghan Architecture, 2559, issue 03, 16/06/2025) in the plans and specifications table below, details of external materials should not be regarded as approved, and details would still need to be submitted (for consideration and approval) pursuant to condition 4.

Please also refer to the informative notes attached to permission ref: 2021/90800 dated 20/08/2025.

Plans and specifications schedule:-

Plan/document type	**Reference**	**Version**	**Date received**
OS Location Plan	3372 (OS) 01		04/11/2022
S73 Site Layout	2559-0308	Rev P01	19/01/2026
POS Site Plan	3372 (0-) 628	Rev A	10/11/2022
Landscape Layout	M3320-PA-01	V12	28/11/2022
Soft Landscape Strategy	M3320-PA-02	V10	28/11/2022
Hardscape Strategy	M3320-PA-03	V10	28/11/2022
Site Elevations (as amended)	3372 (0-) 621	Rev E	26/09/2022
Site Sections (as amended)	3372 (0-) 622	Rev B	26/09/2022
Unit 1 Housetype	3372 (0-) 01	Rev D	26/09/2022
Unit 2 Housetype	3372 (0-) 02	Rev C	26/09/2022
Proposed Mill Conversion Floor Plans	2559-0302	Rev P01	19/01/2026
Proposed Mill Conversion Elevations	2559-0303	Rev P01	19/01/2026
Plots 10-16 Street Scene	2559-0307	Rev P03	19/01/2026
Type A Plans and Elevations	2559-0304	Rev P04	19/01/2026
Type B Plans and Elevations	2559-0305	Rev P04	19/01/2026
Type C Plans and Elevations	2559-0306	Rev P04	19/01/2026
Unit 17 Housetype	3372 (0-) 850		26/09/2022
Unit 18 Housetype	3372 (0-) 851		26/09/2022

Unit 19 Housetype	3372 (0-) 852		20/10/2022
Footpath View – West	3372 (SK) 16		31/10/2022
Footpath View – North	3372 (SK) 17		31/10/2022
Floorspace schedule	Heneghan Architecture, 2559, 04/02/2026	Version 003	04/02/2026
Planning Policy Supporting Statement	Robert Halstead, September 2022		27/09/2022
Planning Statement	Robert Halstead, January 2026		19/01/2026
Addendum to Transport Statement	HDC, HDC/ENG/0421, 30/11/2021	Issue 3	07/12/2021
Addendum No 2	HDC, HDC/ENG/0922, September 2022	Issue 2	27/09/2022
Flood Risk Assessment	KRS, KRS.0646.001.R.001.A, September 2022		26/09/2022
SUDS Assessment	Collins Hall Green, G560-CHG-XX-00-DR-C-0001, 16/09/2022	Rev P5	27/09/2022
Drainage Strategy	Collins Hall Green, G560, 22/09/2022	Version 1.5	27/09/2022
Proposed Drainage Layout (1 of 2)	Collins Hall Green, G560-CHG-XX-00-DR-C-0300, 21/09/2022	Rev P5	27/09/2022
Proposed Drainage Layout (2 of 2)	Collins Hall Green, G560-XX-00-DR-C-0301, 21/09/2022	Rev P6	27/09/2022
Design and Access Statement including Heritage Impact Assessment	One17, 3372, September 2022	Rev C	05/10/2022
Material Schedule	3372 (SK) 15		31/10/2022
Materials Schedule	Heneghan Architecture, 2559, 16/06/2025	Issue 03	19/01/2026
Archaeological Building Recording	Andrew Swann, 003, June 2011		09/03/2021
Report on the Structural Appraisal	Collins Hall Green, G777-CHG-00-XX-RP-S-0002, 21/01/2021		26/02/2021
Arboricultural Survey	Quants, 1507b, January 2021	Rev 1	26/02/2021

Arboricultural Impact Assessment	Quants, 1507c, 02/12/2021	Rev 1	07/12/2021
Tree Assessment Plan	Quants, 1507, 02/12/2021	Rev 1	07/12/2021
Extended Phase 1 Habitat Survey	Whitcher Wildlife, 200829, 21/08/2020		26/02/2021
Ecological Impact Assessment	Quants, 1504c, 24/08/2022	Rev 2	05/10/2022
Biodiversity Metric 3.1	Quants, 31/10/2022		02/11/2022
Biodiversity Net Gain Statement	Quants, 1507d, 31/10/2022	Rev 1	02/11/2022
Phase 1: Desk Top Study and Coal Mining Risk Assessment Report	ARC, 17-760, 12/10/2017		26/02/2021
Phase 2: Ground Investigation Report	ARC, 10-015, 21/10/2011		26/02/2021
Addendum to Phase 2: Ground Investigation Report	ARC, 10-015.01L, 04/11/2011		26/02/2021

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 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. The Local Planning Authority provided opportunities for further information to be submitted in support of the proposed amendments.

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.

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 speeder 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: 20-Apr-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 2026/70/90162/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