

Enquiries to: Katie Chew

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Date: 27-May-2026  
Our Ref: 2026/90205

Dear Sir,

**Application for Approval of Details Reserved by Condition  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of details reserved by conditions 16 (LMMP), 17 (cycle storage), 18 (pedestrian link), 20 (surface water strategy), 28 (retaining walls), 29 (highway drainage structure), 30 (temporary drainage) on previous permission 2024/91853 for erection of 21 dwellings with garages, formation of adoptable road, private road and parking spaces and new car park and beer garden for the Liberal Club  
Birkenshaw Liberal Club, 10, Croft Street, Birkenshaw, BD11 2HT  
Application Number: 2026/90205**

I write with reference to your application to discharge the conditions for the above development as submitted on 22-Jan-2026.

Condition 16 (LMMP)

Pursuant to Condition 16, you have submitted:

- Landscape Management & Maintenance Plan, Ref: LMP 01, Rev 01, authored by Studio 413, dated January 2026, received 22/01/2026.
- Landscape Proposals, Drawing No. 1001, Rev G, received 22/01/2026.
- Landscape Schedule, Drawing No. 1002, Rev G, received 22/01/2026.

The submitted details are deemed to be acceptable for the initial requirements of Condition 16 and are hereby approved. However, Condition 16 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*The works shall thereafter be carried out in accordance with the management and maintenance plan.*

### Condition 17 (Cycle Storage)

Pursuant to Condition 17, you have submitted:

- Insurance Approved Bike Storage, received 22/01/2026.

Condition 17 does not require details to be submitted, nor can it be formally discharged. The condition reads:

*No dwelling shall be occupied until the approved cycle parking facilities for that dwelling, as shown on hereby approved drawing no. RHCS-MWA-XX-XX-DR-A-003 Rev P20, have been provided. The cycle storage facilities shall thereafter be retained.*

Condition 17 is a prescriptive condition which should be adhered to.

Notwithstanding the above, officers note the details submitted and confirm that the specific details shown raise no concerns and, if implemented in accordance with the cycle parking facilities shown on drawing no. RHCS-MWA-XX-XX-DR-A-003 Rev P20, would likely comply with condition 17's requirement(s).

### Condition 18 (Pedestrian Link)

Pursuant to Condition 18, you have submitted:

- Levels Plan, Drawing No. 48785-ECE-XX-XX-DR-C-0025, Rev P06, received 22/01/2026.
- No Dig Footpath Construction Detail, Drawing No. 48785-ECE-XX-XX-DR-C-0029, Rev P02, received 22/01/2026.

The annotated width to the 'Typical Section Through No Dig Footpath', contained within the plan titled No Dig Footpath Construction Detail, states "2000[mm] (Varies to suit layout)", in regard to the path's width. The width must not be less than 2 metres.

On the understanding this will be the case, the submitted details are deemed to be acceptable for the initial requirements of Condition 18 and are hereby approved.

However, be aware that Condition 18 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*No more than five dwellings of the development hereby approved shall be first occupied until the connection has been completed in accordance with the approved*

*plans and details or unless otherwise agreed in writing by the Local Planning Authority.*

Should the path width fall below 2000mm, further details would need to be submitted for assessment.

#### Condition 20 (Surface Water Strategy)

Pursuant to Condition 20, you have submitted:

- Carlow Concrete Site Requirements – Part A, Ref: QR-91\_Effective Date: 24.1.23\_Rev 3, received 22/01/2026.
- Carlow Concrete Method Statement – Part B, received 22/01/2026.
- Carlow Concrete Site Installation Risk Assessments – Part C, Ref: QR-93\_Effective Date: 24.1.23\_Rev 2, received 22/01/2026.
- Drainage Calculations, Ref: 48785-ECE-XX-XX-CA-C P02, authored by Causeway, received 22/01/2026.
- Drainage Management & Maintenance Plan, Ref: 48785-ECE-XX-XX-RP-C-0010, dated 18/07/2025, received 22/01/2026.
- Longitudinal Sections Sheet 1, Drawing No. 48785-ECE-XX-XX-DR-C-0006, Rev P05, received 22/01/2026.
- S104 Agreement Plan, Drawing No. 48785-ECE-XX-XX-DR-C-0010, Rev P07, received 10/04/2026.
- Section through Adoptable Tank and Highway, Drawing No. 48785-ECE-XX-XX-DR-C-0032, Rev P03, received 22/01/2026.
- 1.4 Deep Attenuation Tank Base Layout, Drawing No, STS4287-001, Rev B, received 22/01/2026.

The submitted details are deemed to be acceptable for the initial requirements of Condition 20 and are hereby approved. However, Condition 20 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.*

#### Condition 28 (Retaining Walls)

Pursuant to Condition 28, you have submitted:

- Plot 18 Retaining Wall Details, Drawing No. 48785-ECE-XX-XX-DR-C-0105, Rev P05, received 21/05/2026.

- Approval in Principle for Design of Plot 18 Private Retaining Wall Croft Street, Birkenshaw, Rev P04, dated and received 12/05/2026.
- Wind Loading on Screen Wall (fixed to top of retaining wall), authored by Eastwood & Partners (Consulting Engineers) Ltd. Job No. 48785, dated December 2025, received 24/04/2026.
- S38 Agreement Plan, Drawing No. 48785-ECE-XX-XX-DR-C-0020, Rev P11, received 19/05/2026.

The submitted details are deemed to be acceptable for the initial requirements of Condition 28 and are hereby approved. However, Condition 28 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*Thereafter the development shall be undertaken in accordance with the approved details, which shall thereafter be retained.*

Notwithstanding the above, you are reminded of the separate requirement to provide satisfactory structural calculations together with a Design & Check Certificate, and “Construction Compliance Certificate” and “As Built” drawings directly to KC Highway Structures on completion of the works, at [highways.structures@kirklees.gov.uk](mailto:highways.structures@kirklees.gov.uk)

#### Condition 29 (Highway Drainage Structure)

Pursuant to Condition 29, you have submitted:

- S104 Construction Details Sheet 1, Drawing No. 48785-ECE-XX-XX-DR-C-0011, Rev P04, received 01/04/2026.
- S104 Construction Details Sheet 2, Drawing No. 48785-ECE-XX-XX-DR-C-0012, Rev P03, received 19/05/2026.
- Flow Control Detail, Drawing No. 48785-ECE-XX-XX-DR-C-0013, Rev P08, received 01/04/2026.
- Manhole schedule, Drawing No. 48785-ECE-XX-XX-DR-C-0017, Rev P06, received 01/04/2026.
- S38 Agreement Plan, Drawing No. 48785-ECE-XX-XX-DR-C-0020, Rev P11, received 19/05/2026.

The submitted details are deemed to be acceptable for the initial requirements of Condition 29 and are hereby approved. However, Condition 29 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*Thereafter the development shall be undertaken in accordance with the approved details, which shall thereafter be retained.*



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

Notwithstanding the above, you are reminded of the separate requirement to provide "Construction Compliance Certificate" and "As Built" drawings to KC Highway Structures on completion of the works, at [highways.structures@kirklees.gov.uk](mailto:highways.structures@kirklees.gov.uk)

### Condition 30 (Temporary Drainage)

Pursuant to Condition 30, you have submitted:

- Temporary Run-off Management Plan, Ref: 48785-ECE-XX-XX-RP-C-0009, authored by Eastwood Consulting Engineers, dated 16/04/2025, received 22/01/2026.

The submitted details are deemed to be acceptable for the initial requirements of Condition 30 and are hereby approved. However, Condition 30 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced 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.*

Yours faithfully,

Mathias Franklin  
Head of Planning and Development