Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land At Grid Ref 419267 414721

Address Line 1

Rowley Lane

Address Line 2

Lepton

Address Line 3

Kirklees

Town/city

Huddersfield

Postcode

HD8 0JU

Description of site location must be completed if postcode is not known:

Easting (x)

419267

Northing (y)

414721

Description

Applicant Details

Name/Company

Title

First name

Surname

Miller Homes Yorkshire

Company Name

Address

Address line 1

C/O Johnson Mowat

Address line 2

Coronet House

Address line 3

Queen Street

Town/City

Leeds

County

Country

Postcode

LS1 2TW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Ruthven

Company Name

Johnson Mowat Planning & Development Consultants

Address

Address line 1

Coronet House

Address line 2

Queen Street

Address line 3

Town/City

Leeds

County

Country

Postcode

LS1 2TW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

VARIATION OF CONDITIONS 6 (PROW), 9 (BOUNDARY TREATMENT), 38 (BIN COLLECTION), 40 (CAR PARKING) AND 41 (ACCESS) OF PREVIOUS OUTLINE PERMISSION 2022/91735 (WITH ACCESS AND LAYOUT) FOR THE ERECTION OF 80 DWELLINGS AND ASSOCIATED WORK

Reference number

2025/70/90105/W

Date of decision (date must be pre-application submission)

29/08/2025

Please state the condition number(s) to which this application relates

Condition number(s)

27, 31, 32 and 39

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 27 – BEMP
- 250804_424.065417.00001_Land off Hermitage Park, Lepton_v2_Optimized
- 250804 Land off Hermitage Park, Lepton Appendix B

Condition 31 – Noise
- Hermitage Park - Part O Dynamic Thermal Modelling Report (Rev -)
- CAS 21081-L553 Denford

The approved Noise Impact Assessment (403.065678.00001_Hermitage Park, Lepton_Noise Impact Assessment_Issued) confirms that there are no plots constrained by noise in relation to overheating and compliance with Part O of the Building Regulations. Notwithstanding this, in order to achieve compliance with Part O, mechanical ventilation is required to plots identified as the Denford house type to ensure minimum ventilation requirements are met. This requirement is identified within the submitted TM59 assessment, and an appropriate ventilation design has been provided.

Condition 32 - Travel Plan
- 241204 Rowley Lane TP (Rev 1)

Condition 39 – Cycle Storage
- Value Apex
- Value Apex Shed

Cycle storage will be provided via garages. Where garages are not provided to plots, a 6ft x 4ft shed will be provided to address cycle storage. The specification and an example photograph has been provided. Please refer to the approved layout for shed locations.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sam Ruthven

Date

11/02/2026