

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2026/44/90555/W
Site Address:	Land off, Woodhead Road, Brockholes, Holmfirth
Description:	Discharge of details reserved by conditions 13 (retaining walls), 15 (retaining walls (materials)), and 17 (surface water features in the Highway) on previous permission 2021/92206 for erection of 137 homes with open space, landscaping and associated infrastructure
Recommending Officer:	Louise Bearcroft

DECISION – Discharge of Condition – Issue Split Decision

I hereby authorise the Split Decision 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: 16-Apr-2026

Application: 2026/44/90555/W

Proposal: Discharge of details reserved by conditions 13 (retaining walls), 15 (retaining walls (materials)), and 17 (surface water features in the Highway) on previous permission 2021/92206 for erection of 137 homes with open space, landscaping and associated infrastructure

Address: Land off Woodhead Road, Brockholes, Holmfirth

Assessment

Conditions 13 (retaining walls)

13. No development shall take place until a scheme is submitted to, and approved by, the Local Planning Authority that details the location and cross-sectional information together with the proposed design and construction details for all new retaining walls adjacent to the existing and proposed adoptable highways. The submitted scheme shall include details of any modifications to the existing retaining walls supporting the A6024 Woodhead Road and public footpath (HOL/31/30) and the timescales of delivery. The approved scheme shall be implemented in accordance with the agreed timescales and thereafter be retained throughout the lifespan 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 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.*

Documents Submitted

- Highway Burr Wall Details to Proposed Access Road. Drawing Reference 425/58/1000 Rev D.
- Highway Burr Wall Plan and Elevation to Proposed Access Road. Drawing Reference 425/58/1001 Rev C
- Private Retaining Wall Details to proposed Public Right of Way. Drawing Reference 425/58/1010 Rev F
- Private Retaining Wall Details to Proposed Public Right of Way Sht 2. Drawing Reference 425/58/1011 Rev E.
- Private Retaining Wall Plan and Elevation to Public Right of Way. Drawing Reference 425/58/1012 Rev F.
- Highway Burr Walls Details adjacent plots 8-9 & 36-37. Drawing Reference 425/58/1050 Rev D
- Proposed Embankment Sections Sheet 2. Drawing Reference 425/58/1022.1 Rev G
- Proposed Embankment Sections Sheet 1. Drawing Reference 425/58/1022 Rev G.

Consultation Responses

K.C Highways Structures, comments dated 31/03/2026:

This condition cannot be discharged pending the satisfactory resolution of some outstanding queries including additional ground investigation required to corroborate key assumptions made in relation to the design of new burr wall supporting the access road to the site (see attached e-mail for further details).

Assessment

K.C Highway Structures note that a satisfactory resolution of outstanding matters including, additional ground investigation to corroborate key assumptions made in relation to the design of new burr wall supporting the access road to the site is first required before the condition can be discharged. Accordingly, in accordance with the comments from K.C Highways Structures, officers cannot recommend that the submitted details be approved and discharged at this time.

Condition 15 (retaining walls (materials))

Condition wording

15. 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 Policy 1 and 2 of the Holme Valley Neighbourhood Development Plan and Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.*

Documents Submitted

- Retaining Walls Layout (Phase 2)

Consultation Responses

K.C Highways Structures, comments dated 31/03/2026:

This condition can now be discharged.

Assessment

The proposed materials for the retaining walls include:

- 'Canelletto' facing (buff colour) for the proposed AG segmental retaining walls

- Newlay pitched face artificial stone in colour 'Calder Buff' for both the masonry retaining wall and cantilever L shape retaining walls
- Stone in wire baskets for the gabion retaining walls

In addition, some of the retaining walls propose metal railings at the top which would be painted black.

The site does not fall within a Conservation Area, although there are listed buildings present within the wider vicinity of the site. The site does fall within the Holme Valley Neighbourhood Development Plan. In the officer's report to Strategic Planning Committee for the parent planning application, it was noted the site is mostly within Landscape Character Area 4 – River Holme Settled Valley Floor and requires the preservation of stone walling but not the inclusion of natural stone elevations to buildings. The site is also partially within Landscape Character Area 5 which requires consideration of local materials for repairs but also requires retention of dry stone walls. Clause 8 of Policy 2 within the HVNDP also states that local gritstone should be used where these are a prevailing material, however it also states that materials must be chosen to complement the design of the development and add to the quality or character of the surrounding area.

The proposed facing materials include a buff colour segmental system for the AG walls, artificial stone in 'Calder Buff' for the masonry and L shape walls, gabion baskets, and on top of some of the retaining walls metal railings (painted black). It is considered the buff colour of the proposed AG and masonry walls, together with the use of gabion baskets, and black railings to some of the retaining walls would satisfactorily assimilate into the surrounding area and preserve visual amenity.

K.C Highway Structures raise no objections to the details of facing materials.

It is considered the details are satisfactory for the purposes of satisfying Condition 15. The condition cannot be discharged in full however as it has the following ongoing requirement:

The retaining walls shall be faced in the approved materials and thereafter maintained as such.

Condition 17 (surface water features in the Highway)

Condition wording

17. No development shall take place until a scheme, detailing the location and cross sectional information together with the proposed design and construction details, and timescales of delivery for all new surface water attenuation pipes/manholes located within the proposed highway footprint, is submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed timescales and thereafter retained during the life of the development.

Reason: *To ensure that any engineered structural highway features do not compromise the stability and safety of the highway in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood 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.*

Documents Submitted

- S104 Layout Sheet 1 of 2 Drawing Reference 0125/58/03.01 Rev T
- Section 104 Layout Sheet 2 of 2 Drawing Reference 0425/58/03.02 Rev X
- Section 104 Layout Sheet 2 of 2 Drawing Reference 0425/58/03.02. Rev Z
- Longitudinal Sections (1 of 7) Drawing Reference 425/58/06.01. Rev L
- Longitudinal Sections (2 of 7) Drawing Reference 425/58/06.02 Rev K
- Longitudinal Sections (3 of 7) Drawing Reference 425/58/06.03 Rev K
- Longitudinal Sections (4 of 7) Drawing Reference 425/58/06.04 Rev J
- Longitudinal Sections (5 of 7) Drawing Reference 425/58/06.05 Rev I
- Longitudinal Sections (6 of 7) Drawing Reference 425/58/06.06 Rev J
- Longitudinal Sections (7 of 7) Drawing Reference 425/58/06.07 Rev E

Consultation Responses

K.C Highways Structures, comments dated 31/03/2026:

This condition cannot be discharged pending the satisfactory certification of oversize manholes (classed as structures) located in the highway.

Assessment

In accordance with the comments from K.C Highways Structures, the details are not considered satisfactory for the purposes of satisfying Condition 17 at this time. This is due to a need for the satisfactory certification of oversize manholes (classed as structures) located in the highway. It is not recommended that the submitted details be approved at this time.

Summary

Approve Details for Condition 15

Unable to Discharge details for Conditions 13 and 17

Recommendation: Issue Split Decision

Report Dated: 16/04/2026

Recommended Decision Notice Text:

Conditions 13 (retaining walls)

You have submitted the following documents pursuant to Condition 13

- Highway Burr Wall Details to Proposed Access Road. Drawing Reference 425/58/1000 Rev D.
- Highway Burr Wall Plan and Elevation to Proposed Access Road. Drawing Reference 425/58/1001 Rev C
- Private Retaining Wall Details to proposed Public Right of Way. Drawing Reference 425/58/1010 Rev F
- Private Retaining Wall Details to Proposed Public Right of Way Sht 2. Drawing Reference 425/58/1011 Rev E.
- Private Retaining Wall Plan and Elevation to Public Right of Way. Drawing Reference 425/58/1012 Rev F.
- Highway Burr Walls Details adjacent plots 8-9 & 36-37. Drawing Reference 425/58/1050 Rev D
- Proposed Embankment Sections Sheet 2. Drawing Reference 425/58/1022.1 Rev G
- Proposed Embankment Sections Sheet 1. Drawing Reference 425/58/1022 Rev G.

K.C Highway Structures require a satisfactory resolution of outstanding matters, including the need for additional ground investigation to corroborate key assumptions made in relation to the design of new burr wall supporting the access road to the site. Therefore, the details are not considered satisfactory for the purposes of satisfying Condition 13.

For the avoidance of doubt, condition 13 is not hereby discharged.

Condition 15 (retaining walls (materials))

You have submitted the following documents pursuant to Condition 15

- Retaining Walls Layout (Phase 2)

The details are considered satisfactory for the purposes of satisfying Condition 15 and are hereby approved. However, be aware that the condition has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The retaining walls shall be faced in the approved materials and thereafter maintained as such.

Condition 17 (surface water features in the Highway)

You have submitted the following documents pursuant to Condition 17

- S104 Layout Sheet 1 of 2 Drawing Reference 0125/58/03.01 Rev T
- Section 104 Layout Sheet 2 of 2 Drawing Reference 0425/58/03.02 Rev X

- Section 104 Layout Sheet 2 of 2 Drawing Reference 0425/58/03.02. Rev Z
- Longitudinal Sections (1 of 7) Drawing Reference 425/58/06.01. Rev L
- Longitudinal Sections (2 of 7) Drawing Reference 425/58/06.02 Rev K
- Longitudinal Sections (3 of 7) Drawing Reference 425/58/06.03 Rev K
- Longitudinal Sections (4 of 7) Drawing Reference 425/58/06.04 Rev J
- Longitudinal Sections (5 of 7) Drawing Reference 425/58/06.05 Rev I
- Longitudinal Sections (6 of 7) Drawing Reference 425/58/06.06 Rev J
- Longitudinal Sections (7 of 7) Drawing Reference 425/58/06.07 Rev E

K.C Highways Structures require satisfactory certification of oversize manholes (classed as structures) located in the highway. This has not been provided. Therefore, the details submitted are not considered satisfactory for the purposes of satisfying Condition 17.

For the avoidance of doubt, condition 17 is not hereby discharged.