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Planning Department
Kirklees Metropolitan Council
Planning Services
Huddersfield
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Our ref.
Your ref. 2024/61/90058/W

23 February 2026

Dear Planning Department,

DISCHARGE OF CONDITIONS APPLICATION
RESERVED MATTERS APPLICATION, INCLUDING THE CONSIDERATIONS OF APPEARANCE, SCALE, LAYOUT, AND LANDSCAPING, FOR THE ERECTION OF 67 DWELLINGS, PURSUANT TO OUTLINE PERMISSION 2020/92307 FOR THE ERECTION OF RESIDENTIAL DEVELOPMENT (UP TO 75 UNITS) AND THE DISCHARGE OF OUTLINE CONDITIONS 7 (ARCHAEOLOGY), 8 (FOUL AND SURFACE WATER DRAINAGE STRATEGY), 9 (FLOOD ROUTING), 10 (MITIGATORY TREE PLANTING), 11 (CYCLE PARKING), 12 (ARBORICULTURAL ASSESSMENT), 13 (ECOLOGICAL DESIGN STRATEGY), 14 (ECOLOGICAL IMPACT ASSESSMENT) AND 15 (NOISE IMPACT ASSESSMENT)

I am writing to formally submit an application to discharge conditions 6 and 10 attached to the approved planning permission (2024/61/90058/W) for Penistone Road/ Rowley Lane, Fenay Bridge.

These conditions were previously reviewed under submission reference 2025/91845 and remain in place through a split decision, the reasoning being: *"These conditions are pending the technical approval of the design of relevant highway retaining walls (via submission of AIPs), and a review of their geotechnical risk assessment/ slope stability due to the extent of proposed retaining structures on the existing embankment. As this has not yet been gained, this discharge of condition application has failed to demonstrate appropriate arrangements which would ensure the structural stability and safety of the site."*

The AIP has now been achieved and issued, evidence is which is attached within this submission.

Condition 6: Prior to above ground works commencing, a scheme detailing the locations, and including cross-sectional information, the proposed designs and construction details, of the proposed new retaining walls adjacent to the north and west boundaries of the site, as shown on plan ref C005-BT2, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the

commencement of the proposed development for that phase and thereafter retained during the life of the development.

In relation to this, we are submitting the approved cross sectional designs.

Condition 10: The western retaining wall, as identified on plan ref C005 – BT2, shall be faced in the artificial stone 'Anchor Vertica – Canelletto'. Prior to the erection of the western retaining wall, details of the wall's coursing and mortar, along with a management and maintenance strategy for the retaining wall, shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include confirmation of the party responsible for the ongoing management and maintenance. Thereafter the development shall be undertaken, and thereafter operation, in accordance with the approved details.

This has also been agreed via the AIP process.

I trust that the submitted information meets the necessary requirements for this application. Please let me know if any additional information is required to facilitate the approval process.

Andy Gorrod
Planning and Technical Manager