



Planning Department
Kirklees Metropolitan Council
Planning Services
Huddersfield
HD1 9EL

Telephone 07450423879
Email Andy.gorrod@homesbyhoney.co.uk

Our ref.
Your ref. 2024/61/90058/W

23 February 2026

Dear Planning Department,

**DISCHARGE OF CONDITIONS APPLICATION
OUTLINE APPLICATION, INCLUDING THE CONSIDERATION OF ACCESS, FOR ERECTION OF RESIDENTIAL
DEVELOPMENT (UP TO 75 UNITS)**

I am writing to formally submit an application to discharge conditions 6 and 10 attached to the approved planning permission (2020/60/92307/W) for Penistone Road/ Rowley Lane, Fenay Bridge.

These conditions were previously reviewed under submission reference 2025/90689 and remain in place through a split decision, the reasoning being: *"The submitted information does not meet all of the requirements of Conditions 25 & 26 and therefore these conditions cannot be discharged at this time. However, should further information be received within 21 days of this letter this would be considered and assessed under this application."* This is in reference to the AIP which has now been completed with Kirklees Highways Structures team. Evidence of this is attached within this submission.

Condition 25: Prior to development commencing, a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the existing highway for that phase 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.

The agreed designs have been included within this submission.

Condition 26: Prior to development commencing, a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new surface water attenuation pipes/manholes located within the proposed highway footprint for that phase shall be submitted to, and approved in writing by,

homesbyhoney.co.uk

honey, Lumina, Park Approach, Leeds, LS15 8GB



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, a Tank and Highway section plan has been submitted proving that the attenuation on site is outside of the influence of the adoptable highway. 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

homesbyhoney.co.uk

honey, Lumina, Park Approach, Leeds, LS15 8GB