



Kirklees Council
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Date: 02/07/2026
Our Ref: 2026/90913

Dear Sir/Madam

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 8 (substation design), 9 (roof-level photovoltaic panels), 12 (pumping station design) and 15 (water safety measures) of previous Reserved Matters approval 2025/92242 (including consideration of appearance, scale and landscaping) for erection of 80 dwellings, pursuant to Section 73 approval 2025/90105 pursuant to previous outline permission 2022/91735

Land off Hermitage Park, Lepton, Huddersfield, HD8 0JU

Application Number: 2026/90913

I write with reference to your application to discharge the conditions for the above development as submitted on 31/03/2026.

Condition 8 (substation design) – You have submitted an amended version of drawing EDB8642_NPG_EL_100_1 OF 1 rev 003 (version received 22/05/2026, omitting alternative designs of the substation) pursuant to condition 8. Under Discharge of Conditions application 2026/90503 you have confirmed that the walls of the substation would be built of Newlay Pitched Face Calder Buff artificial stone, and Russell Grampian grey concrete roof tiles would be used on its roof. You have also confirmed that the substation's doors would be polyester powder coated in Holly bush green (BS 4800 ref: 14-C-39) and that its rainwater goods would be black. These details are considered acceptable for the purpose of condition 8, and are hereby approved. Please be reminded of the further stipulation of condition 8, which states:

Construction of the electricity substation shall be carried out in strict accordance with the approved details prior to its first use and the electricity substation shall be retained as such thereafter for the lifetime of the development.

Condition 9 (roof-level photovoltaic panels) – You have submitted a three-page document (comprising drawing 35593/SK1 sheets 1, 2 and 3) pursuant to condition 9. Details set out therein are considered acceptable for the purpose of condition 9, and are hereby approved. Please be reminded of the further stipulation of condition 9, which states:

The development shall be implemented in strict accordance with the details so approved.

Condition 12 (pumping station design) – You initially submitted drawings PS-01 and 5728-31559-004 rev B pursuant to condition 12. These included details that were unacceptable or unclear. On 22/05/2026 you advised that a 1.2m vertical railing could be proposed around the pumping station. As advised on 09/06/2026, such a boundary treatment would be considered acceptable, however updated drawings would need to be submitted, and the other comments made on 18/05/2026 would need addressing. Condition 12 will be considered further once updated drawings have been submitted.

Condition 15 (water safety measures) – You initially submitted drawings 1223-114 rev E and 115 rev E pursuant to condition 15. You later submitted drawing 260515-ATPL (showing an access track to the westernmost basin) on 04/06/2026, and drawing SD13.ENG.01.06 (showing details of the Grasscrete surface proposed for the access track) on 23/06/2026. While the submitted details of the water safety measures (including those of the access track) are considered acceptable, as advised on 09/06/2026 and in the interests of consistency, the basin drawings need to be updated to correspond with those that have more recently been submitted under Discharge of Conditions application 2025/93057. Drawing 1223-115 should also be updated to show the access track. Condition 15 will be considered further once updated drawings have been submitted.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development