



JohnsonMowat
Planning & Development Consultants

Kirklees Council
Planning and Development Services
Place Directorate
PO Box 1720
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HD1 9EL

Telephone
Email

Our ref. JM260021
Your ref. PP-14862348

01 May 2026

Dear Sir/Madam

**DISCHARGE OF CONDITIONS 3, 4, 5, 12, 13 AND 29 PURSUANT TO CONSENT REF NO. 2021/62/91914/E
REAR OF 28 NORTHORPE LANE, NORTHORPE, MIRFIELD, WF14 0QN
PLANNING PORTAL REFERENCE: PP-14862348**

Please find enclosed application, submitted on behalf of Chartford Developments Limited, to discharge the following conditions of consent ref no. 2021/62/91914/E, which was granted on 16th June 2023 for the following consented development:

'Demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure.'

The submission comprises the following plans and documents:

Condition	Submitted Information
3, 4 and 5	<ul style="list-style-type: none">Proposed Site Plan – Retaining Walls (dwg no. 106 Rev A)Flag on Edge Retaining Wall Detail (dwg no. 46783/002 Rev A)Masonry Retaining Wall Details (dwg no. 46783/003 Rev A)Reinforced Concrete Retaining Wall Details (dwg no. 46783/004 Rev A)
12 and 13	<ul style="list-style-type: none">Proposed Site Plan – Bin Presentation Points (dwg no. 107)
29	<ul style="list-style-type: none">Proposed Site Plan – EV Charging Points (dwg no. 105 Rev A)Rolec Wallpod Data Sheet

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Please see explanatory notes appended to this letter.

I trust that the submitted information satisfies the requirements of the conditions and will allow confirmation of full discharge as soon as possible.

The requisite application fee has been paid via the Planning Portal.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours faithfully

Annabelle Parkinson
Planner

Enc.

Explanatory Notes

This application seeks to discharge Conditions 3, 4, 12, 13 and 29 pursuant to consent ref. 2021/62/91914/E which was granted on 16th June 2023.

Condition 3

Condition 3 of planning consent ref. 2021/62/91914/E states:

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.

All requirements of condition 3 are considered to be satisfied by the information in the submitted plans.

Condition 4

Condition 4 of planning consent ref. 2021/62/91914/E states:

No development shall take place until a scheme detailing the design and construction of all new retaining walls and building retaining walls adjacent to the existing / proposed adoptable highways (including any modifications to any existing retaining wall supporting Northorpe Lane) have been submitted to and approved by the Local Planning Authority. The scheme shall include locational and cross-sectional information together with the proposed design and construction details. In the event that the submitted scheme indicates that there are no new retaining walls or amendments to existing retaining walls within or adjacent to the development site which affect an adoptable highway, the scheme shall include details confirming this. The approved scheme shall be implemented and adhered to prior to commencement of superstructure works and thereafter retained during the life of the development.

The submitted plans show that no new retaining walls are proposed adjacent to the existing/ proposed adoptable highways. The Applicant therefore kindly requests that the Council provide formal written confirmation that Condition 4 of consent ref no. 2021/62/91914/E is satisfied.

Condition 5

Condition 5 of planning consent ref. 2021/62/91914/E states:

No development shall take place until the design and construction details for all temporary and permanent retaining structures supporting embankments within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include a design statement, all necessary ground investigations on which design assumptions are based on, method statements for both temporary and permanent works, removal of any bulk excavations, a full slope stability analysis together with structural calculations and all associated safety measures for the protection of adjacent public highway. All highway retaining structures shall be designed and constructed in accordance with the approved details and shall be so maintained throughout the life of the development. The permanent retaining structures relating to the main access embankment shall be implemented before works to construct the superstructure of the first dwelling commence.

All requirements of condition 5 are considered to be satisfied by the information in the submitted plans.

Condition 12

Condition 12 of planning consent ref. 2021/62/91914/E states:

Prior to the commencement of any superstructure works, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

All requirements of condition 12 are considered to be satisfied by the information in the submitted plan.

Condition 13

Condition 13 of planning consent ref. 2021/62/91914/E states:

Where any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units, and shall be retained for the duration of the construction works.

All requirements of condition 13 are considered to be satisfied by the information in the submitted plan.

Condition 29

Condition 29 of planning consent ref. 2021/62/91914/E states:

Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space.

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

All requirements of condition 29 are considered to be satisfied by the information in the submitted plan and document.