



Planning Department
Kirklees Metropolitan Council
Planning Services
Huddersfield
HD1 9EL

Our ref.
Your ref. 2020/60/92307/W

22 April 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 condition 30 attached to the approved planning permission (2020/60/92307/W) for Penistone Road/ Rowley Lane, Fenay Bridge. The wording is as follows:

Condition 30: Prior to development commencing, a scheme detailing the proposed internal estate road(s), to an adoptable standard, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include full sections, details of speed reducing features, construction specifications, drainage works, lighting, signage, white lining, surface finishes, treatment of sightlines together with an independent safety audit covering all aspects of the works. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

The condition was previously reviewed under submission reference 2025/90610 and remains in place through a split decision, the reasoning being: *"This condition requires Section 38 technical approval, which has not yet been issued. Condition 30 must therefore remain undischarged until further notice."*

We can now confirm that the Section 38 relating to this development is technically approved and evidence of this is included within the submission.

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

Andy Gorrod
Planning and Technical Manager

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