

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2026/44/91155/W
Site Address:	Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Description:	Discharge of details reserved by condition 30 (internal estate roads) of previous outline permission 2020/92307, including the consideration of access, for erection of residential development (up to 75 units)
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 16-Jun-2026

Application: 2026/91155

Application Site: Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS.

Proposal: Discharge of details reserved by condition 30 (internal estate roads) of previous outline permission 2020/92307, including the consideration of access, for erection of residential development (up to 75 units).

Assessment:

Condition 30 (Internal Estate Roads)

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.

***Reason:** To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the necessary design has been secured prior to relevant works being undertaken.*

In support of Condition 30, the following documents have been submitted:

- Covering Letter, authored by Homes by Honey, dated 22/04/2026, received 27/04/2026.
- Highways Section 38 Technical Approval, ref 2414, dated, 12/03/2026, received 27/04/2026.
- 1.8m Screen Fence, Drawing No. BD-249, received 16/06/2026.
- 1.8m Hit and Miss Screen Fence, Drawing No. BD-249, received 16/06/2026.
- Proposed Lighting, Drawing No. 6835, received 16/06/2026.
- Location Plan, Drawing No. 8060_002A, received 16/06/2026.
- Road & Sewer Long-Sections Roads 1-2, Drawing No. 8060_005_01G, received 16/06/2026.
- Road & Sewer Long-Sections Road 3-5, Drawing No. 8060_005_02D, received 16/06/2026.
- Road & Sewer Long-Sections Public Open Space, Drawing No. 8060_005_03H, received 16/06/2026.
- Standard Manhole Details, Drawing No. 8060_006_01A, received 16/06/2026.

- Standard Wide Wall Manhole Details, Drawing No. 8060_006_02A, received 16/06/2026.
- Standard Lateral Manhole Details, Drawing No. 8060_006_03A, received 16/06/2026.
- Standard Manhole Construction details, Drawing no. 8060_006_04A, received 16/06/2026.
- Manhole Schedules, Drawing No. 8060_007J, received 16/06/2026.
- Road Construction Details, Drawing No. 8060_009B, received 16/06/2026.
- Flood Routing Plan, Drawing No. 8060_019B, received 16/06/2026.
- Proposed External Works Plan – Sheet 1, Drawing No. 8060_021_01K, received 16/06/2026.
- Proposed External Works Plan – Sheet 2, Drawing No. 8060_021_02J, received 16/06/2026.
- Section 38 Agreement Plan, Drawing No. 8060_022K, received 16/06/2026.
- Section 104 Agreement Plan, Drawing No. 8060_024K, received 16/06/2026.
- Vehicle Tracking Plan, Drawing No. 8060_034_01E, received 16/06/2026.
- Vehicle Tracking Plan – Full Site, Drawing No. 8060_034_02B, received 16/06/2026.
- Kerbing Plan, Drawing No. 8060_040G, received 16/06/2026.
- Surface Treatment Plan, Drawing No. 8060_041F, received 16/06/2026.
- Gully Catchment Plan, Drawing No. 8060_042F, received 16/06/2026.
- General Arrangement Plan, Drawing No. 8060_044D, received 16/06/2026.
- Pier and Panel Wall, Drawing No. BD – 248, received 16/06/2026.
- 0.45m Knee Rail Fence, Drawing No. BD – 250, received 16/06/2026.
- 1_of_1 Utilities, Drawing No. EN0024674-1_, Rev 6.0, received 16/06/2026.
- Boundary Treatments Plan, Drawing No. 103 Rev C, received 16/06/2026.
- Utilities, Drawing No. FN0024674-1, Rev 6.0, received 16/06/2026.
- Soft Landscape Proposals (Sheet 1 of 2), Drawing No. GL2199 01G, received 16/06/2026.
- Soft Landscape Proposals (Sheet 2 of 2), Drawing No. GL2199 02G, received 16/06/2026.
- Landscape Specification, Drawing No. GL2199 SP 01, received 16/06/2026.
- 2.2m Acoustic Screen Fence, Drawing No. LEE-905, received 16/06/2026.
- 2.2m Pier and Panel Wall, Drawing No. LEE-906, received 16/06/2026.
- 1.2m Hoop Top Railings, Drawing No. LEE-907, received 16/06/2026.
- 1_of_1 Utilities, Drawing No. N0024674-1, Rev 6.0, received 16/06/2026.
- Approval in Principle for Design, Ref: K35173, Rev 04, received 16/06/2026.

- Design and Check Certificate, Ref: K35173, received 16/06/2026.
- Appendix A – VER 1 Kirklees Road Safety Audit Procedures – SPD – Internal Audits, received 16/06/2026.

The above conditions have been reviewed by KC Highway Safety who have noted in their comments received 15/06/2026:

I can confirm that the developer has provided a scheme which meets our S38 adoption standards as set out in planning condition 30 below and therefore I assume this would discharge the said condition.

Officers concur with the above assessment and recommend that the details of Condition 30 are approved. However, it is recommended that the applicant be made aware that the condition has the below ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Recommendation: Discharge condition.

Report Dated: 16/06/2026

Recommended Decision Notice Text

Condition 30 (Internal Estate Roads)

Pursuant to Condition 30, you have submitted:

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The submitted details are acceptable for the initial requirements of Condition 30 and are hereby approved. However, Condition 30 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.