

Enquiries to: Katie Chew

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Date: 17-Jun-2026  
Our Ref: 2026/91155

Dear Sir

**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 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)  
Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS  
Application Number: 2026/91155**

I write with reference to your application to discharge the conditions for the above  
development as submitted on 27-Apr-2026.

Condition 30 (Internal Estate Roads)

Pursuant to Condition 30, you have 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.



Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

- Appendix A – VER 1 Kirklees Road Safety Audit Procedures – SPD – Internal Audits, received 16/06/2026.

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.*

Yours faithfully

Mathias Franklin  
Head of Planning and Development