JohnsonMowat
Planning & Development Consultants

Orion Homes

Bankfield Drive, Holmfield

Residential development (2023/62/91212/W)

Discharge of Conditions 3 & 7 Statement

JM260043.DoC.3_7

Johnson Mowat References

Client	Orion Homes
Site	Bankfield Drive, Holmfield
Development	Residential development (2023/62/91212/W)
Local Planning Authority	Kirklees
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Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

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Appendix 1. [TITLE]

Appendix 2. [TITLE]

1. Introduction

1.1 This Discharge of Conditions 3 & 7 Statement is prepared on behalf of Orion Homes in relation to land at Bankfield Drive, Holmfield.

1.2 The relevant planning permission for the Site (2023/62/91212/W) was granted 04.10.2023.

2. Condition Numbers 3 & 7

Condition 3 (CEMP) Wording from Decision Notice

2.1 *The C(E)MP shall relate to the construction phase of the development hereby approved, and shall include the following details:*

• A timetable of all works;

• Any phasing of development;

• Hours of works;

• Point(s) of access for construction traffic;

• Construction vehicle sizes and routes;

• Numbers and times of construction vehicle movements;

• Locations of HGV waiting areas and details of their management;

• Parking for construction workers;

• Loading and unloading of plant and materials;

• Storage of plant and materials;

• Signage;

• Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;

• Street sweeping;

• Measures to control and monitor the emission of dust and dirt during construction;

• Site waste management, including details of recycling/disposing of waste resulting from construction works;

• Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;

• Artificial lighting used in connection with all construction-related activities and security of the construction site;

• Site manager and resident liaison officer contacts, including details of their remit and responsibilities;

• Engagement with local residents and occupants or their representatives; and

• Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).

2.2 *The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.*

2.3 *Reason: In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, to ensure harm to biodiversity is avoided, and to accord with Policies LP21, LP24, LP30 and LP52 of the Kirklees Local Plan.*

2.4 *This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity and biodiversity impacts are devised and agreed at an appropriate stage of the development process.*

Condition 7 (Temporary waste collection) Wording from Decision Notice

2.5 *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 first occupation of those residential units. The temporary arrangements so approved shall be implemented prior to the first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

2.6 *Reason: To ensure satisfactory arrangements are implemented in relation to waste during the works referred to in condition 3, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.*

3. Addressing the Condition 3 requirements

3.1 Application reference 2025/44/90710/W comprised details to discharge Condition 3 of previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue. In response to this application KC Highways stated that "the CEMP document is generally acceptable".

3.2 The Councils Environmental Health Team confirmed that they "*accept the Construction Environmental Management Plan dated February 2025.*"

3.3 The following Condition 3 requirements (in italics) have been addressed by the underlying commentary:

• A timetable of all works;

3.4 The 2025/44/90710/W application Feb 25 rev B submitted 12.12.2025 CEMP submission, under point 1, confirmed a timetable for all works. This requirement is therefore considered to be satisfied.

• Any phasing of development;

3.5 The 2025/44/90710/W application Feb 25 rev B submitted 12.12.2025 CEMP submission confirmed there is no phasing of the development. This requirement is therefore considered to be satisfied.

• Hours of works;

3.6 The 2025/44/90710/W application Feb 25 rev B submitted 12.12.2025 CEMP submission , under point 3, confirmed the following Hours of work: Monday to Friday 7.30am to 6pm; Saturday 8am to 12pm; Sunday No working. This requirement is therefore considered to be satisfied.

• Point(s) of access for construction traffic;

3.7 The 2025/44/90710/W application Feb 25 rev B submitted 12.12.2025 CEMP submission confirmed, under point 4 that the Point(s) of Access would be: Woodhead road, Bank Lane, Smithy Lane, Laithe bank drive, Laithe avenue. This requirement is therefore considered to be satisfied.

• Construction vehicle sizes and routes;

3.8 The 2025/44/90710/W application Feb 25 rev B submitted 12.12.2025 CEMP submission confirmed, under point 5, that vehicles would be Maximum 8-wheel rigid trucks, Appendix 1 confirmed routes. This requirement is therefore considered to be satisfied.

• Numbers and times of construction vehicle movements;

3.9 The 2025/44/90710/W application Feb 25 rev B submitted 12.12.2025 CEMP submission, under point 6 confirmed that there would be approximately 30 vehicles/day.

3.10 The timing of HGV movements on the local highway network will be timed outside of school start / finish times (30mins. before & after both periods), which is confirmed in the CEMP Addendum A at section 2.1. This requirement is therefore considered to be satisfied.

• Locations of HGV waiting areas and details of their management;

3.11 Appendix 1 of the 2025/44/90710/W application Feb 25 CEMP rev B submitted 12.12.2025 confirmed the location of HGV waiting areas and management. This requirement is therefore considered to be satisfied.

• Parking for construction workers;

3.12 There will be 19 parking spaces onsite during the construction phase, appendix 1 (CEMP-2405-02-055) of the Feb 25 CEMP document shows where these are located. This requirement is therefore considered to be satisfied.

• Loading and unloading of plant and materials;

3.13 The 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) show, at section 9 and appendix 1, that only these area will be utilised for these purposes, unless otherwise agreed in writing by the Local Planning Authority (as may be required, if the locations need to move around the site during the build process), and that no loading/unloading, storage of plant/materials or staff/visitor parking will be permitted to take place off-site. This requirement is therefore considered to be satisfied.

• Storage of plant and materials;

3.14 The 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) submission confirmed, at appendix 1 shows the location for storage of plant and materials. This requirement is therefore considered to be satisfied.

• Signage;

3.15 The2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) submission confirmed, at point 11, that signage will be provided at the site entrance that includes the Site Manager contact details, as well as directional signage to direct construction traffic to utilise the agreed route via Laithe Bank Drive (it is noted that any signage located on the highway will require separate approval from the Highway Authority). All HGV delivery drivers have been informed that there are to be no deliveries between 8.15am and 9.20am and 2.50pm and 3.50pm. This information is also advertised at the site entrance. This requirement is therefore considered to be satisfied.

• Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;

3.16 Appendix 2 of the 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) comprises a 'Wheelwashing statement', which confirmed proposed measures to prevent mud being deposited on the highway and a complaints procedure. This requirement is therefore considered to be satisfied.

• Street sweeping;

3.17 Appendix 2 of the 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) comprises a 'Wheel washing statement', which confirmed proposed measures including street sweeping. This requirement is therefore considered to be satisfied.

• Measures to control and monitor the emission of dust and dirt during construction;

3.18 Appendix 3 of the 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) comprises a 'Dust control statement', which confirmed proposed measures including street sweeping. This requirement is therefore considered to be satisfied.

• Site waste management, including details of recycling/disposing of waste resulting from construction works;

3.19 The 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) confirmed all waste is to be collected on site in a skip then sorted/recycled offsite. The Council have raised no previous objection to this approach. This requirement is therefore considered to be satisfied.

• Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;

3.20 Appendix 4 of the 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) comprises a 'Noise control statement', which confirmed proposed noise mitigation measures, The Council have raised no previous objection to this approach.. This requirement is therefore considered to be satisfied.

• Artificial lighting used in connection with all construction-related activities and security of the construction site;

3.21 The2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025)confirmed no artificial lighting was to be used during the construction phase. This requirement is therefore considered to be satisfied.

• Site manager and resident liaison officer contacts, including details of their remit and responsibilities;

3.22 The 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) confirmed a contact number of contact should be made via the Orion head office 01924 831030. This requirement is therefore considered to be satisfied.

• Engagement with local residents and occupants or their representatives; and

3.23 The 2025/44/90710/W application Feb 25 CEMP rev B (submitted 12.12.2025) confirmed Residents are welcome to contact Orion should the need arise either on the head office number 01924 831030 or once the site manager is on site then they are able to make contact directly with them. If there is anything that the residents need to be aware of, the Orion site team will make contact with them directly. This requirement is therefore considered to be satisfied.

• Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).

3.24 There are currently no building sites close to the development. This requirement is therefore considered to be satisfied.

4. Addressing the Condition 7 requirements

4.1 Condition 7 relates to temporary waste collection during the construction of the development. The development is not phase so this condition is only relevant for dwellings occupied prior to completion of the remaining units on site.

4.2 The following details have been provided to address the relevant condition:

details of temporary arrangements for the storage and collection of wastes from those residential units,

4.3 Addendum XXX shows the location for storage and collection of bins for inhabited dwellings until the completion of the site. After completion of the site, the road within the Site will be adopted by Kirklees Council.

and details of temporary arrangements for the management of waste collection points,

4.4 Section 5 of Addendum A confirms that the Site Manager will monitor and manage the waste collection point.

5. Summary

5.1 In light of the above information, it is considered that adequate information has been provided to discharge conditions 3 and 7 from planning permission reference 2023/91212.