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:	2026/44/91278/W
Site Address:	Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH
Description:	Discharge of details reserved by conditions 3 (C(E)MP) and 7 (wastes) on previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue
Recommending Officer:	Ellie Thornhill

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: 07-Jul-2026

Reference: 2026/91278

Site address: Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH

Description: Discharge of details reserved by conditions 3 (C(E)MP) and 7 (temporary arrangement of waste) on previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue.

Public representations

No representations were received.

Condition 3: Construction Environmental Management Plan

3. Prior to the commencement of development (including ground works), a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. 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).

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.
***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. 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.*

The following documents have been submitted pursuant to condition 3:

- Construction Environmental Management Plan (rev C June 26)
- Discharge of conditions 3 & 7 statement (JM260043.DoC.3_7)

Consultation Responses

KC Highways Development Management (response received: 14/05/26):

HDM have been consulted regarding the discharge of condition (DoC) application 2026/91278, relating to Conditions 3 (Construction Environmental Management Plan) of previous permission 2023/91212.

HDM have previously been consulted regarding a DoC application in relation to Condition 3 (DoC application 2025/90710), and recommended that the condition not be discharged until the following items were addressed:

• Further information required in relation to signage arrangements;
• Further information required in relation timing of HGV movements, which should be outside of school start/finish times; and
• Further information required in relation to loading/unloading, storage of plant and materials and staff/visitor parking, with confirmation that all of these activities will be accommodated on site.

The following documents have now been provided to discharge Condition 3:

• Revised Construction Environmental Management Plan document. This is states as being Feb. 2025 rev A in the report text, but the file name and accompanying letter indicates that this should be Rev. B that was previously submitted on 12.12.25;
• CEMP Addendum A document by Johnson Mowat JM260043.DOC.3_7.CEMPADDA; and
• Discharge of Conditions 3 & 7 Statement document by Johnson Mowat ref. JM260043.DoC.3_7.

The information included in the above documents has now satisfactorily addressed the three outstanding issues previously raised by HDM. Therefore, HDM have no objection to the condition being discharged. However, it is recommended that the correct date and revision letter (e.g. 12.12.25 Rev B) is included in the CEMP document text for clarity.

Assessment

The component parts of the condition are considered as follows:

Any phasing of development and timetable of all works

Section 1 sets out the timetable for all works. It is also confirmed that there would be no phasing of the development. Given the scale of the proposal, this is considered acceptable.

Hours of works

These include 7.30am to 6pm Monday to Friday, 8am – 12pm Saturday, with no working on a Sunday. These hours of work are typical and acceptable.

Details of construction access arrangements

This is set out within Section 4 of the document and Appendix 1, with the access deemed the most fitting.

Construction vehicle sizes and routes

The maximum size of construction vehicle is set out within Section 5. As per the above, the construction routes can be found within Appendix 1. The route proposed is the most appropriate and practical for the works.

Numbers and times of construction vehicle movements

Section 6 sets out that there would be no more than 30 construction vehicle movements a day.

Locations of HGV waiting areas and details of their management

Section 7 sets out that there would no HGV movements in or out of the site during school start/finish times (or 30 mins before and after that period). HGV waiting areas within the site, have also been provided.

Parking for construction workers

This is identified within appendix 1, which shows a total of 27 on-site parking spaces for construction workers. The parking spaces would all have a sign in the ground to make workers aware.

The document identifies that the orange spaces (a total of 19) would be relocated as the site progresses.

Parking bays shown in orange on the plan will be demarcated using pin kerbs and the parking bays shown in pink will be marked out using spray paint.

The document also sets out that all site staff and contractors have been advised that there is no off-site parking.

These facilities are considered commensurate to the scale of the proposal and expected level of workers on-site, overcoming previous concerns raised.

Loading and unloading of plant and materials

A loading/uploading area of plant and material is demonstrated within appendix 1. This would then be stored in the site compound.

Storage of plant and materials

This will be stored within the site compound.

Signage

This is set out within Section 11.

Lighting used in connection with all construction-related activities and security of the construction site

Section 17 sets out that there would be no external lighting used during construction.

Temporary drainage arrangements, including details of the disposal of surface water from the development including methods to manage silt

No details have been provided within the CEMP regarding temporary drainage, however, condition 6 (temporary drainage) has been approved under application 2025/90710, to which officers consider to satisfactorily address this part of condition 3.

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

Appendix 3 sets out that an appropriate wheel-washing system would be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site.

The facilities would be reviewed weekly and additional measures would be provided if needed.

Street sweeping

This has been identified in appendix 3, which states that road sweepers/cleaners would be brought in to deal with any emergency issues.

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

Appendix 4 sets out a dust control statement, for managing and reducing dust and dirt during construction.

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

As set out in Section 15, waste is collected within the skip on site and is then sorted/recycled off site.

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;

Appendix 5 sets out a noise control statement, including a complaints procedure.

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

Details of Orion's Head Office are included on the site notice boards. Once a site manager is appointed, any local residents would be able to make direct contact with them.

Engagement with local residents and occupants or their representatives

For the time being, residents are advised to contact Orions Head Office. Their contact number can be found within the CEMP and would be included on the site signage.

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)

The developer is unaware of any current building sites within the vicinity of their development.

Summary

Officers have assessed the submitted CEMP and have noted that it addresses all the operational activities and meets the requirements of the above condition. K.C. Highways concur with this assessment, as so far as it relates to their remit. As such, the submitted details are recommended to be approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in a full. A note of the ongoing requirement is recommended to be included on the decision notice.

Condition 7: Temporary arrangements for waste

> *7. Where implementation of the development hereby approved is to be phased, and/or 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.*
> ***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.*

The following documents have been submitted pursuant to condition 7:

- Discharge of conditions 3 & 7 statement (JM260043.DoC.3_7)
- Temporary Waste Storage, Collection and Management plan (reference: 2400-02-009) within Appendix 1 (within CEMP Addendum A)

<u>Consultation Responses</u>

KC Waste Strategy (response received: 28/05/26):

> *Given the information provided by the developer the WCA can agree to the Discharge of Condition 7 for the site.*

Assessment

Planning officers concur with the conclusions made by KC Waste Strategy and therefore the information submitted pursuant to condition 7 is considered acceptable, and is recommended to be approved.

However, as the condition has an ongoing requirement it cannot currently be discharged in full at this stage. A note of the ongoing requirement is recommended to be included in the decision notice.

Recommendation: Approve.

Report Dated: 06/07/2026

Recommended Decision Notice Text

Condition 3: Construction Environmental Management Plan

Pursuant to condition 3, you have submitted:

- Construction Environmental Management Plan (rev C June 26)
- Discharge of conditions 3 & 7 statement (JM260043.DoC.3_7)

The information submitted pursuant to condition 3 has been considered acceptable. However, please be aware that condition 3 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

> *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.*

Condition 7: Temporary arrangements for waste

Pursuant to condition 7, you have submitted:

- Discharge of conditions 3 & 7 statement (JM260043.DoC.3_7)
- Temporary Waste Storage, Collection and Management plan (reference: 2400-02-009) within Appendix 1 (within CEMP Addendum A)

The information submitted pursuant to condition 7 has been considered acceptable. However, please be aware that condition 7 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

> *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.*