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Our ref. JM260021
Your ref. PP-14964686

27 May 2026

Dear Sir/Madam

DISCHARGE OF CONDITIONS 7 AND 10 PURSUANT TO CONSENT REF NO. 2021/62/91914/E
REAR OF 28 NORTHORPE LANE, NORTHORPE, MIRFIELD, WF14 0QN
PLANNING PORTAL REFERENCE: PP-14964686

Please find enclosed application, submitted on behalf of Chartford Developments Limited, to discharge conditions 7 and 10 of consent ref no. 2021/62/91914/E, which was granted on 16th June 2023 for the following consented development:

'Demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure.'

The submission comprises the following plans and document:

- General Arrangement – dwg no. 25/376/100/001
- Cross Sections – dwg no. 25/376/100/002
- Topographical Survey – dwg no. 25/376/100/003
- Swept Path and Parking Analysis – dwg no. 25/376/100/004
- Site Clearance – dwg no. 25/376/200/001
- Proposed Drainage Layout – dwg no. 25/376/500/001 Rev B
- Longsections – dwg no. 25/376/500/002 Rev A
- Rising Mains Longsections – dwg no. 25/376/500/003 Rev A
- Drainage Standard Details – dwg no. 25/376/500/004 Rev C
- Flow Control Manhole Details – dwg no. 25/376/500/005 Rev A
- Impermeable Areas & Gully Catchments Areas – dwg no. 25/376/500/006 Rev A
- Exceedance Flood Routes – dwg no. 25/376/500/007 Rev A
- Swept Paths and Vehicles Details – dwg no. 25/376/500/008 Rev A
- Site Location – dwg no. 25/376/500/009 Rev A
- Typical Wash Out Detail – dwg no. 25/376/500/010 Rev A

- Pavements – dwg no. 25/376/700/001
- Typical Sections & Construction Details – Sheet 1 of 2 – dwg no. 25/376/700/002
- Typical Sections & Construction Details – Sheet 2 of 2 – dwg no. 25/376/700/003
- Kerbing – dwg no. 25/376/1100/001
- External Works – dwg no. 25/376/EXT/001 Rev A
- Section 38 Agreement Plan – dwg no. 25/376/S38/001
- Design Check Certificate greater than 900mm diameter pipes – DCC/001.001

Please see explanatory notes appended to this letter.

I trust that the submitted information satisfies the requirements of the condition and will allow confirmation of full discharge as soon as possible.

The requisite application fee has been paid via the Planning Portal.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours faithfully

Annabelle Parkinson

Annabelle Parkinson
Planner

Enc.

Explanatory Notes

This application seeks to discharge Condition 7 and 10 pursuant to consent ref. 2021/62/91914/E which was granted on 16th June 2023.

Condition 7

Condition 7 of planning consent ref. 2021/62/91914/E states:

No development shall take place until a scheme detailing the construction of the internal estate roads, footpaths and all associated works to adoptable standards has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, details of drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. The development shall be carried out in accordance with the approved scheme and phasing and thereafter retained as such.

All requirements of Condition 7 are considered to be satisfied by the information in the submitted plans and document.

Condition 10

Condition 10 of planning consent ref. 2021/62/91914/E states:

No development shall take place until details of the junction and associated highway works between the proposed estate road and Northorpe Lane have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works to provide the junction have been completed in accordance with the approved details.

All requirements of Condition 10 are considered to be satisfied by the information in the submitted plans and document.