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

Enquiries to: Kerri Simpson

Jason B Wade Ltd
22, Fairbanks
Wharf Street
Sowerby Bridge
HX6 2AB

Kirklees Direct
Tel: 01484 221000
Email:

Date: 17-Sep-2026
Our Ref: 2026/91576

Dear Sir/Madam

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 conditions 5 (drainage), 6 (CEMP: Biodiversity), 7 (access and parking), 9 (boundary treatments), 10 (Biodiversity Enhancement Plan) on previous permission 2025/93317 for erection of 3 dwellings and associated works
64, Westfield Lane, Scholes, Cleckheaton, BD19 6DR
Application Number: 2026/91576

I write with reference to your application to discharge the conditions for the above development as submitted on 10-Jun-2026.

Decision Notice Text

Condition 5 – Drainage/Slab Levels – Discharged

The following has been submitted:

- JBW/1637 – Cover Letter
- 1637/1 – Site Plan As Existing
- 1637/2 Rev C – Site Plan As Proposed
- WA-1079 - Drainage Strategy (Prepared by WA Design Consultant)
- WA 1079 D 01 - Foul Drainage Layout
- WA 1079 D 02 - Surface Water Drainage Layout Inc Impermeable Area
- WA 1079 D 03 - Drainage Details 1 of 2
- WA 1079 D 04 - Drainage Details 2 of 2

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

The details provided are considered acceptable and condition 5 is discharged on the basis of the submitted details. It is a requirement of this condition that the approved levels be retained for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Condition 6 – Construction Environmental Management Plan (CEMP:Biodiversity) - Discharged

The following has been submitted:

- JBW/1637 – Cover Letter
- 1637/1 – Site Plan As Existing
- 1637/2 Rev C – Site Plan As Proposed
- Construction Environmental Management Plan: Biodiversity (CEMP:Biodiversity) (prepared by Knight Sky Ecology)

The details provided are considered acceptable and condition 6 is therefore be discharged. It is a requirement of this condition that the approved scheme be adhered to and implemented throughout the construction period strictly in accordance with the approved details

Condition 7 – Access and Parking

Condition 7 is a compliance condition and does not require the submission and approval of details by the Local Planning Authority. The submitted plans indicate the proposed access, parking and drainage arrangements; the condition requires these works to be completed in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance and thereafter retained

Condition 9 – Boundary Treatments - Discharged

The following has been submitted:

- JBW/1637 – Cover Letter
- 1637/1 – Site Plan As Existing
- 1637/2 Rev C – Site Plan As Proposed

The details provided are considered acceptable and condition 9 can be discharged. It is a requirement of this condition that the approved boundary treatments be implemented prior to the first occupation of the dwelling hereby approved and thereafter retained.

Condition 10 – Biodiversity Enhancement Plan - Discharged

The following has been submitted:

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

- JBW/1637 – Cover Letter
- 1637/1 – Site Plan As Existing
- 1637/2 Rev C – Site Plan As Proposed
- JBW/1637 – Biodiversity Enhancement Statement Rev A

The details provided are considered acceptable and condition 10 can therefore be discharged. It is a requirement of this condition that the approved measures are implemented prior to the first occupation of the development and thereafter retained.

Yours faithfully

Mathias Franklin
Head of Planning and Development