



Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 29-Jul-2026
Our Ref: 2026/91736

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 13 (Road and Path Infrastructure Delivery Strategy), 14 (Estate Street Phasing and Completion Plan), 17 (dwellings materials) and 18 (retaining walls materials) of previous Reserved Matters approval 2024/92365 (including the considerations of appearance, scale, layout, access (including pedestrian and cycle access into and within the site and vehicular access within the site), and landscaping) for the erection of 469 residential dwellings and associated works including landscaping and the provision of open space, pursuant to [EASTERN PARCEL of] permission 2024/92614 for variation and removal of conditions 4 (access works), 8 (Blackmoorfoot Road improvements), 10 (junction details), 16 (retaining wall design), 17 (highway structure design), 18 (surface water drainage strategy), 37 (external lighting strategy) and 39 (crime mitigation measures) of previous outline permission 2020/92546 (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sqm (Use Class D1); up to 500 sqm of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works

Land off, Blackmoorfoot Road and Felks Stile Road, Crosland Moor, Huddersfield, HD4 7AD

Application Number: 2026/91736

I write with reference to your application to discharge the conditions for the above development as submitted on 24-Jun-2026.

[Overview](#)

This letter addresses conditions 17 and 18 only.

The Local Planning Authority's assessment of conditions 13 and 14 is ongoing, with a subsequent letter to be issued relating to these conditions, when ready.

Condition 17 (dwellings materials)

You have submitted the following documents pursuant to condition 17:

- Materials & Character Area Plan: 4035-46-AWSM-XX-XX-DR-A-1020 rev. P5
- Material Schedule rev. A

I can confirm that the submitted details are acceptable for the initial requirement of condition 17 and are hereby approved.

Notwithstanding the above, please be aware that condition 17 has the following ongoing requirement which must be adhered to, to ensure compliance:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Condition 18 (retaining walls materials)

You have submitted the following documents pursuant to condition 18:

- Condition 18 Materials Plan: 4035-46-AWSM-XX-XX-DR-A-1025 rev. P6
- Condition 18 sheet 14: 08.24007-ACE-00-ZZ-D-C-3214 rev. P7
- Walls subject to AIP: 08.24007-ACE-00-ZZ-D-C-3218 rev. P2

I can confirm that the submitted details are acceptable for the initial requirement of condition 18 and are hereby approved.

Notwithstanding the above, this approval does not extend to the materials of the walls noted in red on plan ref. 08.24007-ACE-00-ZZ-D-C-3218 rev. P2. These walls, and their materials, fall under the remit of condition 16 imposed on the associated outline planning permission, ref. 2024/92614.

Furthermore, please be aware that condition 18 has the following ongoing requirement which must be adhered to, to ensure compliance:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.



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Yours faithfully

Mathias Franklin
Head of Planning and Development