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Ms K Chew
Senior Planning Officer
Kirklees Council
Planning Services
PO Box 1720
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Date: 12 August 2026
Our ref: 67552/01/CD/RTa/41456906v2
Your ref: PP-1496764

Dear Ms Chew,

Woodley School: Application to Discharge Conditions 3, 4, 5, 10, 11 and Statutory Biodiversity Net Gain Condition of Planning Permission 2024/62/91998/W

On behalf of Kirklees Council, we are pleased to submit an application via the Planning Portal (ref. PP-1496764) to discharge conditions 3, 4, 5, 10, 11 as well as the Statutory BNG requirement of planning permission 2024/62/91998/W for the permitted Woodley School, located at the Former Almondbury High School, Fernside Avenue, Huddersfield. HD5 8PQ.

Background

Planning permission was granted on the 17th July 2025 (ref. 2024/62/91998/W) for the:

"Erection of special educational needs and disabilities school (Use Class F1), comprising educational buildings, roof mounted photo-voltaic panels, sensory garden spaces, multi-use games areas, landscaping, hardstanding areas, car parking, access with secure fencing and associated ancillary development".

An application for non-material amendments, relating to general design amendments to: the school, drainage, lighting and landscaping amendments were granted on 23/06/2026 (ref. 2026/91192).

This submission seeks to discharge conditions 3, 4, 5, 10, 11 and the statutory BNG requirement attached to the above permission.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-1496764) and comprises:

- Completed application form;
- This covering letter;

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- Construction Environmental Management Plan (Biodiversity), prepared by Kier;
- Habitat Management and Monitoring Plan, prepared by Lucion;
- Typical Cycle Shelter Detail drawing, prepared by One-Environments;
- Grease Pak Product Sheet;
- Construction Environmental Management Plan, prepared by Kier;
- Biodiversity Gain Plan, prepared by Lucion Delta-Simons;
- Biodiversity Net Gain Assessment, prepared by Lucion Delta-Simons; and
- Biodiversity Metric Calculation, prepared by Lucion Delta-Simons.

The application fee for a discharge of condition application has been paid by internal cost code.

Condition 3

Condition 3 states:

"No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP Biodiversity) shall include the following:

a Summary of potentially damaging activities

b Identification of "biodiversity protection zones"

c Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)

d The location and timing of sensitive works to avoid harm to biodiversity features

e The times during construction when specialist ecologists need to be present on site to oversee works

f Responsible persons and lines of communication

g The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person

h Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority."

The enclosed Construction Environmental Management Plan (Biodiversity), has been prepared to address each element of Condition 3.

Condition 3 can therefore be discharged on this basis.

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Condition 4

Condition 4 states:

"The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

a A non-technical summary;

b The roles and responsibilities of the people or organisation(s) delivering the HMMP;

c The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

d The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e The monitoring methodology and frequency in respect of the created or enhanced habitat is to be submitted to and approved in writing by the Local Planning Authority.

Notice in writing shall be given to the Council when the:

1 HMMP has been implemented; and

2 Habitat creation and enhancement works as set out in the HMMP have been completed.

Within 12 months of the development being in use:

1 The habitat creation and enhancement works set out in the approved HMMP have been completed; and

2 A completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

3 The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP."

The submitted HMMP, has utilised the Natural England HMMP template, companion document and checklist in its content and structure. It addresses elements a – e of Condition 4.

Therefore, the pre-commencement elements of Condition 4 can be discharged on this basis.

Condition 5

Condition 5 states:

"Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development."

The enclosed GreasePak product information sheet details the proposed biological dosing system to prevent fats, oils and grease from entering the drainage network, as required by Condition 5. Following careful consideration, the applicant elected the GreasePak system due to its proven effectiveness, ease of operation and maintenance and cost-efficient long-term performance.

The system introduces biological cultures into the foul drainage pipework downstream of waste points, breaking down fats, oils and grease before they enter the external drainage network. The submitted information therefore provides the details required by Condition 5 and the condition can therefore be discharged on this basis.

Condition 10

Condition 10 states:

"Before development commences, details of suitable cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter."

The enclosed elevational drawing (NWSC-ONE-ZZ-ZZ-D-L-00610-P01_TypicalCycleShelterDetail) details the design and dimensions of the proposed cycle storage facilities, as required by Condition 10. An indicative photograph is provided at this link however it is noted that the final product to be installed will not include timber horizontal slats. https://www.broxap.com/linear-cycle-shelter.html

Therefore Condition 10 can be discharged on this basis.

Condition 11

Condition 11 states:

"No development shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority.

The Construction Management Plan shall provide:

- *A timetable of all works;*
- *Details of vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;*
- *Details of the parking of vehicles of site operatives and visitors;*
- *Details and location of signage;*
- *Details of loading and unloading of plant and materials;*
- *Details of storage of plant and materials used in constructing the development;*
- *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;*
- *Measures to control and monitor the emission of dust and dirt during construction;*

- *A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;*
- *Details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);*
- *Details of artificial lighting used in connection with all construction related activities and security of the construction site;*
- *Site manager and resident liaison officer contact details (including their remit and responsibilities);*
- *Details of the use of traffic management/banksmen for large deliveries;*
- *Point(s) of access for construction traffic and the routing of such traffic to and from the site; and*
- *Details of engagement with local residents and occupants or their representatives.*

A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included. The agreed plan shall be adhered to throughout the construction of the development and no change therefrom shall take place without the prior written consent of the Local Planning Authority."

The enclosed Construction Environmental Management Plan (CEMP), details a variety of carefully controlled measures, alongside the proposed construction schedule, to address each of the requirements of Condition 11 and ensure that construction activities are managed in an appropriate and coordinated manner. Condition 11, therefore, can be fully discharged.

Statutory BNG requirement

Planning permission 2024/62/91998/W is subject to the statutory biodiversity requirements. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

"(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan"

The following has been prepared by Lucion Delta-Simons and supports this submission, demonstrating that the development will achieve 24.46% biodiversity net gain through on-site measures:

- Biodiversity Gain Plan;
- Biodiversity Net Gain Assessment; and
- Biodiversity Metric Calculation: Spreadsheet.

As such, the statutory Biodiversity requirement can be discharged.

Summary

We trust that sufficient information has been provided to validate and determine this application. If you require any further information or clarification, please do not hesitate to get in touch with me or my colleague Emma Gomersal.

Yours sincerely

Ryan Barrett
Senior Planner
MPlan (Hons) MRTPI

Enclosures Pack of Conditional Discharge Information. Batch A

Copy Kier