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Planning Development

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30th September 2026

APPLICATION TO DISCHARGE CONDITIONS 5, 7, 11, 12, 13 AND 14

LAND AT WOODMAN INN, THUNDER BRIDGE LANE, KIRKBURTON, HUDDERSFIELD, HD8 0PX

DEMOLITION OF EXISTING MARQUEE BUILDING AND ERECTION OF EXTENSIONS TO FORM NEW EVENTS BUILDING WITH ANCILLARY DRINKS BAR, WC'S, STORAGE AND RECEPTION AREA (WITHIN A CONSERVATION AREA)

LPA REF: 2026/90049

Dear Sir or Madam,

This application seeks to discharge Conditions 5, 7, 11, 12, 13 and 14 on the above planning application.

Condition 5 states:

5. The development shall not be brought into use until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the measures that will be taken to effectively control noise arising at the premises from all likely noise sources so that it does not have an adverse impact on nearby residents. Amongst any others, the plan needs to consider noise from, but not limited to:

- *music and other amplified sound at the premises*
- *loud voices from customers at the premises including those at outside smoking areas and those leaving the premises*
- *disposal of glass bottles*
- *deliveries of supplies to the premises and removal for waste from the premises*

The approved Noise Management Plan shall be implemented prior to the development being brought into use and retained thereafter.

Reason: *To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with policies LP24 and*

LP52 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.

Submission to discharge this condition:

A Noise Management Plan by Environmental Noise Solutions is enclosed to address this condition.

Condition 7 states:

Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework. This is a pre commencement condition required to ensure land quality is suitably addressed prior to construction of the development.*

Submission to discharge this condition:

A Phase II Intrusive Site Investigation Report by Rogers Geotechnical Services has been produced to address this condition. The report concludes: "In view of the site specific risk assessment it is considered that it will not be necessary to undertake any specific remediation at this site. It should be appreciated, however, that careful inspection of the subgrade should be made during the groundworks. Should areas of contamination be detected then further testing may become necessary."

Condition 11 states:

11. Notwithstanding the details shown on the approved plan, the development shall not be brought into use until a scheme detailing arrangements and specification for the layout of parking has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. The approved scheme shall be retained thereafter with all areas identified for vehicular parking used for vehicular parking only.

Reason: *To ensure a suitable access and layout in relation to vehicular parking in the interests of highway safety to accord with policies LP21 and LP22 of the Kirklees Local Plan.*

Submission to discharge this condition:

A Car Parking Layout plan accompanies the application, in order to discharge this particular condition.

Condition 12 states:

Development shall not commence until a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the existing highway including any modifications to the existing retaining wall supporting Thunder bridge Lane has been submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the development being brought into use and thereafter retained.

Reason: *In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP20 and LP21 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that details of retaining structures are agreed and ensured before their construction.*

Submission to discharge this condition:

Please see e-mail copy below which should be read in conjunction with the enclosed drawings 'Section through Retaining Wall' and

The structural engineer states the following, confirming that the highway retaining wall would be unaffected by the development and therefore no further details are required to discharge this condition:

"Hi Aaron,

Further to your email we enclose a section through the new building and retaining wall.

The new foundations are to be of 150mm dia. bottom driven mini piles supporting RC ground beams. The existing low level wall retains topsoil and loose fill to the planted area and is to be removed. We can confirm the excavation is outside the zone of influence of the main retaining wall, which will be unaffected by the works.

We trust this is satisfactory.

Best regards

*David Grundy
Marston & Grundy LLP
0161 427 7231"*

Condition 13 states:

Before the development commences, a scheme detailing a full structural dilapidation survey of the existing retaining wall supporting Thunder bridge Lane which has been undertaken by a suitably qualified and experienced structural engineer shall be submitted to, and approved in writing by, the Local Planning Authority. A further structural dilapidation survey of the retaining wall shall be undertaken following the completion of the works and submission of this further survey and a scheme detailing any defects arising in the highway retaining walls due to the works associated with the proposed development and how these shall be made good shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the scheme approved by this condition has been completed.

Reason: *In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP20 and LP21 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that details of internal adoptable roads are agreed at an appropriate stage of the development process.*

Submission to discharge this condition:

A 'Structural Dilapidation Report for the Retaining Wall' by Marsh Design Ltd accompanies this application, in order to address this particular condition.

Condition 14 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.

Reason: *In the interests of biodiversity and in accordance with Policy LP30 and policies within chapter 15 of the National Planning Policy Framework 2024.*

Submission to discharge this condition:

A CEMP (Biodiversity) by Knight Sky Ecology accompanies this application, in order to address this particular condition.

We hope that this information is sufficient to discharge the above conditions. However, please do not hesitate to contact me if you have any questions or matters to discuss.

Yours faithfully,

Nick Willock MRTPI MRICS

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