

Strata Homes

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Ref: PP-15294663

Date: 13/10/2026

Dear Sir or Madam

**APPLICATION TO FULLY DISCHARGE CONDITION 13 OF PLANNING PERMISSION REF:
2024/62/93605/W ERECTION OF 57 DWELLINGS WITH ACCESS FROM NEW THROUGH
ROAD CONNECTING MAIN AVENUE AND WINDSOR ROAD, AND ASSOCIATED WORKS,
INCLUDING ENGINEERING AND LANDSCAPING AT LAND OFF
MAIN AVENUE, COWLERSLEY, HUDDERSFIELD, HD4 5US.**

We hereby submit an application to fully discharge condition 13 in respect of planning permission reference 2024/62/93605/W for the development of Land at Main Avenue, Cowlersley, Huddersfield, HD4 5US.

The application has been submitted via the planning portal (ref: PP-15294663). The application fee of £309 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below under the relevant condition headings.

Condition 13 - Surface Water Management Plan

“Prior to the commencement of development (including vegetation clearance and ground works), a scheme detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- Detail phasing of the development and phasing of temporary drainage provision;*
- Include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and details of how flooding of adjacent land would be prevented;*
- Include methods of preventing contamination of watercourses once the new drainage has been installed; and*
- Demonstrate capacity to store the water of a 1 in 2 year 6-hour event within the site boundary. The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority..”*

Please see attached the following:

- QD0003 - Condition 13 Temporary Drainage - Queensberry
- Construction Surface Water Management Plan - RSK

The Queensberry document provides evidence to demonstrate that the temporary storage required to manage surface water runoff during the construction phase, prior to the installation of the permanent drainage network.

The RSK document provides the Surface Water Management Plan.

Summary

We trust that the information provided will be sufficient to discharge the above condition.

In the meantime, we look forward to receiving confirmation that this application has been received and validated. If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

Claire Linley

Planning Director

Strata

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