

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

By Planning Portal only

34131/A5/NP

20 December 2022

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
UNITS A & B, LEEDS ROAD RETAIL PARK, LEEDS ROAD, HUDDERSFIELD HD1 6PF

RI Leeds Road Ltd are bringing forward proposals which will secure significant investment in, and the beneficial reuse of, the vacant Units A & B at Leeds Road Retail Park. The proposals would see the existing vacant units occupied, subject to planning, by an established food retailer with a requirement for an additional store in this area of Huddersfield. The proposals would utilise existing consented food retail floorspace at the retail park, which forms a material fallback position in planning terms.

The proposals are to be delivered through two separate planning applications:

1. An application under Section 73 of the Act to vary condition 15 (permitted hours of use) and condition 20 (permitted sale of goods) of planning permission 93/62/04925/W2.
2. A detailed (full) planning application for external alterations to Units A & B and the adjacent area of the retail park car park.

Each application is submitted via the Planning Portal with the references of; PP-11771678 (variation of conditions) and PP-11771696 (full planning application for external alterations).

The applications are supported by the following documents.

- Variation of conditions 15 and 20 (Planning Portal ref: PP-11771678):
 - Planning application forms and certificates.
 - Site Location Plan (drawing: 2905 P401 C).
 - Planning & Retail Statement.
 - Transport Statement.
 - Noise Impact Assessment.
- Full planning application for external works (Planning Portal ref: PP-11771696)
 - Planning application forms and certificates

- Planning & Retail Statement.
- Transport Statement.
- Plans pack:
 - Site Location Plan (drawing: 2905 P401 C).
 - Existing Site Plan (drawing: 2905 P402 A).
 - Existing Ground Floor Plan (drawing: 2905 P101 A).
 - Existing Elevations (drawing: 2905 201 A).
 - Proposed Site Plan (drawing: 2905 P403 F).
 - Proposed Ground Floor Plan (drawing: 2905 P102 C).
 - Proposed Elevations (drawing: 2905 P202 C).
 - Proposed Surface Treatments (drawing: 2905 P404 A).
 - Proposed Boundary Treatments (drawing: 2905 P405 A).

The application fee has been calculated in accordance with the Town & Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (As Amended). The application fees are therefore £234.00 for the variation of conditions application, and £234.00 for the external alterations application on the basis there is no floorspace created and external works to the car park are required.

If you have any queries regarding the submissions, please do not hesitate to contact me. In the meantime, we welcome prompt receipt and validation of the applications.

Yours sincerely

Nick Pleasant
Planning Associate Director