

Enquiries to: Ellie Worth

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Date: 27-Feb-2024
Our Ref: 2023/91656

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of conditions 3 (Phase I Desk Study Report), 4 (Phase II Desk Study Report), 5 (Remediation Strategy), 8 (retaining walls), 9 (Air Quality Impact Assessment), 10 (CEMP), 11 (noise assessment), 12 (risk assessment), 13 (foul and surface water), 14 (drainage) and 15 (external materials) of previous permission 2022/93342 for demolition of existing building and erection of engineering building with associated external works
David Brown Santasalo Uk Ltd, Park Works, Park Road, Lockwood, Huddersfield, HD4 5DD
Application Number: 2023/91656**

I write with reference to your application to discharge the conditions for the above development as submitted on 05-Jun-2023.

Condition 3: Phase I Desk Study Report

In support of condition 3, you have submitted:

- A Phase 1 Report authored by Avie, dated April 2023 (ref: P3748)

The findings of the above-referenced report are hereby accepted.

Condition 4: Phase II Intrusive Site Investigation Report

In support of condition 4, you have submitted:

- Phase 2 Geo-Environmental Investigation authored by Rogers Geotechnical Services Ltd, dated April 2023 (ref: C2901/22/E/4423)
- Gas Monitoring Report authored by Rogers Geotechnical Services Ltd dated 16th November 2023 (ref: C2901/23/E/5243)

The findings of the above-referenced reports are hereby accepted.

Condition 5: Remediation Strategy

In support of condition 5, you have submitted:

- Phase 2 Geo-Environmental Investigation authored by Rogers Geotechnical Services Ltd, dated April 2023 (ref: C2901/22/E/4423)
- Gas Monitoring Report authored by Rogers Geotechnical Services Ltd dated 16th November 2023 (ref: C2901/23/E/5243)

Whilst an indicative remediation strategy for fill materials has been provided in the Phase 2 report, this document does not confirm any proposals. The gas monitoring report also states that protection measures will need to be formalised in a remediation statement.

Therefore, in the absence of a standalone remediation strategy, condition 5 must remain until further notice. No approval or discharge is hereby issued pursuant to condition 5.

Condition 9: Air Quality Impact Assessment

In support of condition 9, you have submitted:

- Air Quality Assessment by SRL (ref: 81098-SRL-RP-YQ-01-S2- P3) (dated: 23rd February 2024)

The final comments of KC Environmental Health in respect of condition 9 are awaited. A decision relating to condition 9 will be issued in due course.

Condition 12: Attenuation design, management and maintenance

In support of condition 12, you have submitted:

- SUDS maintenance document (reference DBS-AVE-XX-RP-C-0001)
- Foul and Surface Water Drainage Strategy (reference DBS-AVE-00-XX-DR-C-1001_P05)
- Standard Construction Details Sheet 1 (reference DBS-AVE-00-XX-DR-C-1002_P01)
- Standard Construction Details Sheet 2 (reference DBS-AVE-00-XX-DR-C-1003_P02)
- Typical Attenuation Details (reference DBS-AVE-00-XX-DR-C-1004_P01)
- Existing Impermeable Areas Plan (reference DBS-AVE-00-XX-DR-C-1005_P03)
- Proposed Impermeable Areas Plan (reference DBS-AVE-00-XX-DR-C-1006_P02)
- SUDS maintenance document (reference DBS-AVE-XX-RP-C-0001)
- 1 in 100 year Plus CC Phase 1 (reference P3748)

- Utility mapping (reference SUMO-11100)
- 1 in 1, 30, 100 year Plus CC (reference 30/12/2021)

To support the discharge of this condition, clarification is required regarding the setting of drainage parameters that should include the existing attenuation on site and its contributing areas, and how this is connected to a surface water pump.

The drawings submitted show aspects of drainage subject to detailed design and confirmation work.

There is no indication that the connection levels to the existing sewer, nor even an indicative assessment based on interpolation of levels. The Lead Local Flood Authority (LLFA) would need some satisfaction regarding a point downstream whereby a gravity connection can be met with an appropriate gradient for new pipework.

No maintenance or management plan has been submitted pursuant to condition 12 and queries regarding the indicative crate storage design have not been addressed.

The LLFA would welcome a meeting with your drainage design team to discuss the requirements of condition 12 to allow this application to move forward.

You are hereby offered 21 days from the date of this decision for you to submit the required information in relation to condition 12 under the current Discharge of Conditions application. Any information submitted after the 21 days would require a new submission.

For the above reasons, no approval pursuant to condition 12 can be issued at this time.

Condition 13: Foul and surface water

In support of condition 13, you have submitted:

- SUDS maintenance document (reference DBS-AVE-XX-RP-C-0001)
- Foul and Surface Water Drainage Strategy (reference DBS-AVE-00-XX-DR-C-1001_P05)
- Standard Construction Details Sheet 1 (reference DBS-AVE-00-XX-DR-C-1002_P01)
- Standard Construction Details Sheet 2 (reference DBS-AVE-00-XX-DR-C-1003_P02)
- Typical Attenuation Details (reference DBS-AVE-00-XX-DR-C-1004_P01)
- Existing Impermeable Areas Plan (reference DBS-AVE-00-XX-DR-C-1005_P03)
- Proposed Impermeable Areas Plan (reference DBS-AVE-00-XX-DR-C-1006_P02)
- SUDS maintenance document (reference DBS-AVE-XX-RP-C-0001)
- 1 in 100 year Plus CC Phase 1 (reference P3748)
- Utility mapping (reference SUMO-11100)
- 1 in 1, 30, 100 year Plus CC (reference 30/12/2021)

- Discharge of condition 13 (reference By Avie Consulting LTD)

Condition 13 was suggested by Yorkshire Water. It is noted, however, that this development does not have separate systems for foul and surface water drainage, and was never promoted as such.

The LLFA would welcome a meeting to discuss the requirements of condition 13 and a way forward.

You are hereby offered 21 days from the date of this decision for you to submit the required information in relation to condition 13 under the current Discharge of Conditions application. Any information submitted after the 21 days would require a new submission.

For the above reasons, no approval pursuant to condition 13 can be issued at this time.

14. Surface water drainage

In support of condition 14, you have submitted:

- SUDS maintenance document (reference DBS-AVE-XX-RP-C-0001)
- Foul and Surface Water Drainage Strategy (reference DBS-AVE-00-XX-DR-C-1001_P05)
- Standard Construction Details Sheet 1 (reference DBS-AVE-00-XX-DR-C-1002_P01)
- Standard Construction Details Sheet 2 (reference DBS-AVE-00-XX-DR-C-1003_P02)
- Typical Attenuation Details (reference DBS-AVE-00-XX-DR-C-1004_P01)
- Existing Impermeable Areas Plan (reference DBS-AVE-00-XX-DR-C-1005_P03)
- Proposed Impermeable Areas Plan (reference DBS-AVE-00-XX-DR-C-1006_P02)
- SUDS maintenance document (reference DBS-AVE-XX-RP-C-0001)
- 1 in 100 year Plus CC Phase 1 (reference P3748)
- Utility mapping (reference SUMO-11100)
- 1 in 1, 30, 100 year Plus CC (reference 30/12/2021)

Condition 14 was suggested by Yorkshire Water. The LLFA would welcome a meeting to discuss the requirements of condition 14 and a way forward.

You are hereby offered 21 days from the date of this decision for you to submit the required information in relation to condition 14 under the current Discharge of Conditions application. Any information submitted after the 21 days would require a new submission.

For the above reasons, no approval pursuant to condition 14 can be issued at this time.

15. External materials



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

In support of condition 15, you have submitted:

- Kingspan QuadCore Trapezoidal Roof Panels Data Sheet
- Kingspan QuadCore Trapezoidal Wall Panel Data Sheet
- Kingspan Colours and Coatings

The walls and roof would be predominantly finished in a Goosewing Grey clad (ref: RAL 080 70 05), with the feature staircase to be clad with Kingspan Optimo KS1000 in Citroen Red (ref: RAL 3000). The trims to corners, reveals and soffit would be in Merlin Grey (ref: RAL 180 40 05).

These materials are considered acceptable, and you are reminded that the development must be completed in full accordance with the approved works.

Yours faithfully

Mathias Franklin
Head of Planning and Development