



Kirklees Council
Planning and Development Service
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Date: 25-Mar-2025
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 5 (Remediation Strategy)

Pursuant to Condition 5, you have submitted:

- Phase 3: Remediation Statement, Report No. C2091/24/E/6418, dated 04/2024, authored by Rogers Geotechnical Services Ltd, received 16/04/2024.

The submitted information is considered to be sufficient to discharge Condition 5 and is hereby approved.

Condition 8 (Retaining Walls)

Pursuant to Condition 8, you have submitted:

- Approval in Principle for Design of Temporary Works to Existing Building Retaining Wall, Ref: K66041T, Rev 04, dated 06/06/2023, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 1, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 2, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 3, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 4, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 5, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 6, received 13/06/2023.
- Temporary Works – Existing Retaining Wall Stability, Job Ref: P3857, Sheet No. TW 7, received 13/06/2023.
- Temporary Works – Propping Load Assessment, Job Ref: P3857, Sheet No. TW 8, received 13/06/2023.
- Temporary Works – Propping Load Assessment, Job Ref: P3857, Sheet No. TW 9, received 13/06/2023.
- Temporary Works – Propping Load Assessment, Job Ref: P3857, Sheet No. TW 10, received 13/06/2023.
- Temporary Works Design Assessment, Job Ref: P3857, Sheet No. TW 11, received 13/06/2023.
- Temporary Works Design Assessment, Job Ref: P3857, Sheet No. TW 12, received 13/06/2023.
- Standard Construction Details Sheet 1 For Contractors Proposals Purposes Only, Ref: DBS-AVE-00-XX-DR-C-1002, Rev P01, received 05/10/2023.
- Standard Construction Details Sheet 2 For Contractors Proposals Purposes Only, Ref: DBS-AVE-00-XX-DR-C-1003, Rev P02, received 05/10/2023.
- Manhole Schedule, Ref: DBS-AVE-00-XX-DR-C-1007, Rev C03, received 01/03/2024.

The submitted information is considered to be acceptable in regard to the temporary works. However, condition 8 must remain in situ, pending the satisfactory completion of the technical approval process for the proposed permanent works.

For the avoidance of doubt, further submissions (via a fresh Discharge of Condition application) will be required to resolve condition 8, which remains undischarged at this time.

[Condition 9 \(Air Quality Impact Assessment\)](#)

Pursuant to Condition 9, you have submitted:

- Air Quality Screening Assessment, ref: 81098-SRL-RP-YQ-01-S2-P3, authored by SRL, dated 23/02/2024, received 26/02/2024.

The submitted information is deemed to be acceptable for the initial requirement of Condition 9, and securement of the damage costs to the Council has been completed via a Unilateral Agreement, with the sum received on the 06/12/2024. However, it is noted that Condition 9 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

The approved low emission mitigation measures shall be implemented prior to the first use of the development and retained as such thereafter for the lifetime of the development.

Condition 12 (Risk Assessment)

Pursuant to Condition 12, you have submitted:

- Phase 1 Foul and Surface Water Drainage Strategy, Drawing No. DBS-AVE-00-XX-DR-C-1001 Rev C03, received 01/03/2024.
- Typical Attenuation Details For Contractors Proposals Purposes Only, Drawing No. DBS-AVE-00-XX-DR-C-1004 Rev P01, received 01/03/2024.
- Proposed Impermeable Areas Plan, Drawing No. DBS-AVE-00-XX-DR-C-1006 Rev C01, received 01/03/2024.
- MHS14 Flow Control Detail For Contractors Proposals Purposes Only, Drawing No. DBS-AVE-00-XX-DR-C-1008 Rev C03, received 01/03/2024.
- SuDs Maintenance Document, ref: DBS-AVE-XX-RP-C-0001 Rev 0, authored by Avie Consulting Ltd, dated 17/04/2023, received 06/06/2023.
- MD Calcs P3748-Phase 1_3_4 combined system 1, dated 30/12/2021, received 01/03/2024.

The submitted information is deemed to be acceptable for the initial requirement of Condition 12 and is hereby approved. However, be aware that the condition has the below ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

No part or phase of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have first been completed. The approved maintenance and management scheme shall thereafter be implemented and retained for the lifetime of the development.

Condition 13 (Foul and Surface Water)

Pursuant to Condition 13, you have submitted:

- Geoenvironmental Report, Report No. C2901/22/E/4423, dated 04/2023, authored by Rogers Geotechnical Services Ltd, received 06/06/2023.

The submitted information is deemed acceptable to discharge condition 13.

Condition 14 (Drainage)

Pursuant to Condition 14, you have submitted:

- Phase 1 Foul and Surface Water Drainage Strategy, Drawing No. DBS-AVE-00-XX-DR-C-1001 Rev C03, received 01/03/2024.
- Typical Attenuation Details For Contractors Proposals Purposes Only, Drawing No. DBS-AVE-00-XX-DR-C-1004 Rev P01, received 01/03/2024.
- Proposed Impermeable Areas Plan, Drawing No. DBS-AVE-00-XX-DR-C-1006 Rev C01, received 01/03/2024.
- MHS14 Flow Control Detail For Contractors Proposals Purposes Only, Drawing No. DBS-AVE-00-XX-DR-C-1008 Rev C03, received 01/03/2024.
- SuDs Maintenance Document, ref: DBS-AVE-XX-RP-C-0001 Rev 0, authored by Avie Consulting Ltd, dated 17/04/2023, received 06/06/2023.
- MD Calcs P3748-Phase 1_3_4 combined system 1, dated 30/12/2021, received 01/03/2024.

The information submitted pursuant to Condition 14 is acceptable and therefore Condition 14 is hereby approved.

Yours faithfully

Mathias Franklin
Head of Planning and Development