



Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 04-Jul-2025
Our Ref: 2024/92576

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 details reserved by conditions 3 (CMP), 21 (retaining walls), 23 (surface water) and 28 (non-native species) of previous permission 2021/94029 for demolition of existing structures and erection of foodstore (class E) with associated access, parking, servicing areas and landscaping
site of, Former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield, HD3 4BU
Application Number: 2024/92576**

I write with reference to your application to discharge the conditions for the above development as submitted on 09-Sep-2024.

Overview

Details are hereby approved pursuant to conditions 3 (CMP), 23 (surface water) and 28 (non-native species). A decision will be made, or advice will be issued, regarding condition 21 (retaining walls) in due course once further comments are received from K.C. Highways Structures.

Please see the following paragraphs for information specific to each condition.

Condition 3 (CMP)

You have submitted the following documents pursuant to condition 3:

- Construction Management Plan (CMP) rev L
- CMP Site Plan rev C and CMP Signage document (these comprise Appendix C of the CMP, but were submitted separately for legibility reasons)
- Road Conditions Report (issue 1)

Details set out in the above documents are considered acceptable for the purposes of condition 3 and are hereby approved. However, please be reminded of the further requirements of condition 3, namely that:

- The development shall be carried out strictly in accordance with the approved CMP and no change there from shall take place without the prior written consent of the Local Planning Authority; and
- Upon completion of the development, post-development road condition surveys and a schedule and timetable of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development. Please note that this requirement will necessitate the submission of a further Discharge of Conditions application.

Condition 21 (retaining walls)

KC Highways Structures have been consulted on your most recent submission pursuant to condition 21, and their comments are expected in due course. In the meantime, an approval cannot be issued pursuant to condition 21.

Condition 23 (surface water)

You have submitted the following drawings and documents pursuant to condition 23:

- Drainage Arrangement sheet 1 of 2 (drawing 16-3046-101 rev P5)
- Drainage Arrangement sheet 2 of 2 (drawing 16-3046-101 rev P5)
- New Hey 3rd Model – Separate Roof (Causeway, 16/01/2025) – two documents
- Technical Response (Cora IHT, 16-3046, 15/01/2025)
- Surface Water Maintenance Plan (Cora IHT, T001, issue 5, 16/01/2025)

Details set out in the above drawings and documents are considered acceptable for the purposes of condition 23 and are hereby approved. However, please be reminded of the further stipulations of condition 23, which are:

There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

Condition 28 (non-native species)

You have submitted a Method Statement (Japanese Knotweed Solutions Ltd, 20/08/2024) and related Japanese Knotweed Site Inspection drawings JK24-9990-01 and JK24-9990-02 pursuant to condition 28.



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Details set out in the above document and drawings are considered acceptable for the purposes of condition 28 and are hereby approved. However, please be reminded of the further stipulation of condition 28, which states that all works which form part of the approved eradication scheme shall be completed prior to the development first being occupied.

Yours faithfully

Mathias Franklin,
Head of Planning and Development