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

Enquiries to: Katie Chew

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Date: 18-Mar-2025
Our Ref: 2025/90260

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 pursuant to phase 1 reserved by conditions 16 (ecological design strategy) and 18 (habitat management plan) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form new public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)
Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS
Application Number: 2025/90260

I write with reference to your application to discharge the conditions for the above development as submitted on 03-Feb-2025.

Condition 16 (Ecological Design Strategy)

Pursuant to Condition 16, you have submitted:

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- Ecological Design Strategy and Habitat Management Plan, Ref P02, authored by Arup, dated 22/01/2025, received 31/01/2025.
- The Biodiversity Metric 3.0 – Calculation Tool, Issue 2, dated 28/11/2024, received 31/01/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 16 in relation to Phase 1 of the development. However, Condition 16 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.*

Notwithstanding the above, you are reminded of the condition's overall objective to achieve a minimum of 50% net gain, which shall be monitored and reviewed as part of subsequent phases' discharge of condition 16.

Condition 18 (Habitat Management Plan)

Pursuant to Condition 18, you have submitted:

- Ecological Design Strategy and Habitat Management Plan, Ref P02, authored by Arup, dated 22/01/2025, received 31/01/2025.
- The Biodiversity Metric 3.0 – Calculation Tool, Issue 2, dated 28/11/2024, received 31/01/2025.

The submitted details are deemed to be acceptable to discharge details in relation to Phase 1 of the development. However, it is noted that further applications will be required to be submitted, to discharge outstanding components/phases of the development in relation to Condition 18.

Yours faithfully

Mathias Franklin
Head of Planning and Development