



Kirklees Council
Planning and Development Service
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Date: 23-Mar-2026
Our Ref: 2025/90387

Dear Mr Briggs

**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 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 10 (materials), 12 (drainage strategy), 13 (temp surface water strategy), 15 (interceptor details) on previous permission 2024/91336 for erection of two storey office/workshop with detached store and associated works

**Site of Former Perseverance House, St Andrew's Road, Huddersfield, HD1 6RZ
Application Number: 2025/90387**

I write with reference to your application to discharge the conditions for the above development as submitted on 13-Feb-2025.

Condition 3 (Phase 1 Desk Study Report)

A Phase 1 Environmental Desk Study Report by RGS (27th September 2024, C4483/24/E/6940) has been submitted.

The submitted details are considered acceptable and are hereby approved. Condition (3) is hereby discharged.

Condition 4 (Phase II Intrusive Site Investigation Report)

The following has been submitted:

- Stockpile Testing Letter prepared by RGS dated 11/08/25, reference C4483/25/E/8304;

- Supplementary sheet by RGS showing photographs of stockpiles, reference C4483/25/E;
- Email chain of correspondence between RGS and your agent, Northern Design Partnership, dated 21/11/2025;
- Further email from RGS to Northern Design Partnership, dated 10/02/2026.

The details are hereby approved, and condition 4 is discharged.

Based on the submitted details, the provisions of condition 5 do not hereby activate (i.e., you are not required to submit a formal remediation strategy). However, be aware that the requirements of condition 7 are still applicable. Evidence of the reuse or removal of materials / stockpiles on site will be required as part of a future application to discharge conditions 7, before the site is brought into use. This is to ensure that the site is safe for occupation.

Condition 10 (materials)

The following materials have been inspected on site:

- Artificial flat cladding (Goosewing Grey / Merlin Grey / with Poppy Red detailing on southern side elevation).
- Artificial profiled cladding, pale grey / white.
- Natural sandstone block samples.

Your agent, Northern Design Partnership, has subsequently confirmed by email that the stone is from a company called JLD, based in Bishop Auckland.

Furthermore, your agent has confirmed that the use of external cladding materials is to be in accordance with those shown on drawing reference 05, submitted and approved for the original application 2024/91336.

The proposed materials are considered acceptable and are hereby approved. The condition has the below ongoing requirement, preventing a full discharge at this time.

...the development shall be undertaken using the approved materials.

Condition 12 (detailed drainage scheme)

You have submitted the following:

- Drainage Strategy, reference 24466-DR-C-0100, revision P03 by Dart Engineering Ltd has been submitted dated 17/07/2025.
- Drainage Calculations by Dart Engineers, 09/12/2024
- Maintenance and Management Schedule by Dart Engineers
- Percolation Report by Dart Engineers, 24466-FP-001, 05/12/2024

The submitted details are considered acceptable and are hereby approved. The initial requirements of the condition will be met by the approved drainage scheme being provided on the site to serve the development before any part of it is occupied.

The condition has the below ongoing requirement, preventing a full discharge at this time.

No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

Condition 13 (temporary drainage)

You have submitted a document entitled Temporary Drainage, 24466-DR-C-0101, Revision P01 dated 17/07/2025.

The details are considered acceptable and are hereby approved.

The condition has the below ongoing requirement, preventing a full discharge at this time.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

For the avoidance of doubt, the above requirement's need for 'written notification' does not require a fresh Discharge of Condition submission. An email notification will suffice.

Condition 15 (oil and petrol interceptor)

The drainage layout plan referred to earlier in this letter, reference 24466-DR-C-0100, shows the installation of a Class 1 bypass interceptor NSBE010.

These details are considered acceptable and are hereby approved. The condition will be discharged by the installation of the interceptor as part of the drainage system approved under Condition (12) as set out above.

Yours faithfully

Mathias Franklin
Head of Planning and Development