

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2025/44/90459/W
Site Address:	Private Car Park, Sheepridge Road, Sheepridge, Huddersfield, HD2 1HG
Description:	Discharge of details reserved by condition 4 (drainage) of previous permission 2022/90464 for use of land for car wash and access works to create one-way system
Recommending Officer:	Kerri Simpson

DECISION – Discharge of Condition - Refused

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 18-May-2026

Officer Report

2025/90459 - Private Car Park, Sheepridge Road, Sheepridge, Huddersfield, HD2 1HG

Proposal Description

Discharge of details reserved by condition 4 (drainage) of previous permission 2022/90464 for use of land for car wash and access works to create one-way system

Condition 4 – Drainage

“Within 16 weeks of the date of planning permission being granted, a scheme shall be submitted to and approved in writing by the Local Planning Authority which details a suitable interceptor / separator to remove pollutants from run-off water before they enter the public sewer network. Any interceptor / separator thereby approved shall be installed and made operational within 21 days of the issuing of written approval of the scheme by the Local Planning Authority. The approved scheme shall thereafter be retained as such and maintained in accordance with the manufacturer’s instructions.

Reason: To prevent pollutants from entering the public sewer network and thereby ensure that no deterioration of water courses occurs, in accordance with the aims of Policy LP32.”

Assessment

The following documents have been submitted:

- SHRP-00-CV-DR-000 Rev C01 - Overall Site Layout And Contour Plan
- SHRP-00-CV-SD-0100 Rev C01 - Standard Details Sheet 1 Of 2
- SHRP-00-CV-SD-0101 Rev C01 - Standard Details Sheet 2 Of 2
- UD-468 - Proposed Plan

Condition 4 – Not Discharged

Yorkshire Water have reviewed the submitted drainage details (Drawing No. SHRP-00-CV-DR-00 Rev. C01, January 2025) and confirmed that the information provided is insufficient to demonstrate an acceptable drainage strategy.

In particular, the submitted drawing does not clearly illustrate the relationship between the existing drainage and proposed gullies, nor does it show how flows will be conveyed through the system or how contaminated run-off (including cleaning water) will be treated prior to discharge. A comprehensive proposed drainage layout is therefore required.

Furthermore, the drainage strategy does not adequately demonstrate compliance with Yorkshire Water’s requirements in respect of surface water management. Surface water from vehicular areas must be routed through an

appropriately designed oil, petrol and grit interceptor prior to discharge. In addition, surface water from high-risk areas (including fuel delivery areas, forecourts, and vehicle washing areas) must not discharge to the surface water sewer network and must instead be directed via an interceptor to the foul or combined sewer. The current submission also fails to confirm that interceptors are located upstream of any on-site attenuation or storage features, as required by good drainage practice.

Conclusion

In the absence of a full and compliant drainage scheme addressing the above points, the Local Planning Authority cannot be satisfied that the proposed development will be adequately drained or that it accords with Yorkshire Water's requirements. Accordingly, this condition cannot be discharged at this time.

Decision Notice Text

Condition 4

The following has been submitted:

- SHRP-00-CV-DR-000 Rev C01 - Overall Site Layout And Contour Plan
- SHRP-00-CV-SD-0100 Rev C01 - Standard Details Sheet 1 Of 2
- SHRP-00-CV-SD-0101 Rev C01 - Standard Details Sheet 2 Of 2
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Insufficient drainage details have been submitted to demonstrate a compliant surface water drainage strategy, including the treatment of contaminated run-off and the provision and location of appropriate interceptors, contrary to Policy LP32 and Yorkshire Water requirements. Accordingly, the Local Planning Authority cannot be satisfied that the development would adequately prevent pollutants entering the public sewer network or nearby watercourses. Therefore, Condition 4 cannot be discharged.