



Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 08-May-2025
Our Ref: 2025/90696

Dear Sir/Madam

**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 7. (extract systems) 12. (unit 1 drainage) 13. (unit 2 drainage) & 19. (site safety and security measures) of permission 2024/93522 for Variation condition 2, 7, 12, 13, 14, 15, 16 and 20 on previous permission 2023/93781 for demolition of existing buildings and erection of coffee shop with drive thru facility; drive-thru restaurant (Class E and Sui Generis); flexible commercial unit (Class E (a) and/or Class E (b) and/or hot-foot takeaway Sui Generis use); formation of hard and soft landscaping works; modifications to access and associated works

Frankie And Bennys, Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB

Application Number: 2025/90696

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

Condition 7 – Extract Systems

In support of the discharge of condition 7, the applicant has submitted:

- Supporting Letter, dated 12th March 2025 – ref: '333100993/A3/JC'
- EC-Fans Operating and Maintenance Specification;
- Mechanical and Engineering Specification – Environmental Control and Extract Ventilation;
- Mitsubishi Air Conditioning Product Information;
- Mitsubishi Air Conditioning TM65 Calculation;
- Mechanical Engineering Specification – Ventilation and Environmental Control Equipment' – ref: '1322-DML010-XX-XX-RP-M-5001 P02'

Whilst the submitted information does not constitute a typical kitchen extraction scheme, the reasoning provided is accepted. KC Environmental Health have been consulted and based on the information provided, consider that condition 7 can be discharged. The applicant is reminded of the further stipulations of condition 7 which require *'the approved extract systems to be installed before food cooking commences and thereafter retained and maintained in accordance with the approved details'*.

Condition 12 – Unit 1 Drainage

In support of the discharge of condition 12, the applicant has submitted:

- Supporting Letter, dated 12th March 2025 – ref: '333100993/A3/JC'
- Unit 1 UG3 Grease Traps Specification
- Aluline Grease Trap Specification Report
- Aluzyme Microbial Liquid Specification Report.

KC Environmental Health have been consulted and the submitted details are accepted. Condition 12 can therefore be discharged. The applicant is reminded of a further stipulation of condition 12 as outlined in the decision notice which requires *"the scheme to be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development."*

Condition 13 – Unit 2 Drainage

In support of the discharge of condition 12, the applicant has submitted:

- Supporting Letter, dated 12th March 2025 – ref: '333100993/A3/JC'
- Aluline Grease Trap Specification Report
- Aluzyme Microbial Liquid Specification Report

KC Environmental Health have been consulted and the submitted details are accepted. Condition 13 can therefore be discharged. The applicant is reminded of a further stipulation of condition 13 as outlined in the decision notice which requires *"the scheme to be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development."*

Condition 19 – Site Safety and Security

In support of the discharge of condition 19, the applicant has submitted:

- Door and Glazing Specifications
- Exterior Lighting Calculations
- Proposed CCTV drawing

These details have been reviewed by the Designing Out Crime Officer (DOCO) and the submitted details are considered acceptable for the purposes of discharging condition 19.



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The applicant is reminded of the further stipulations of condition 19 which states: "*The development shall be implemented in accordance with the approved details.*"

Yours faithfully

Mathias Franklin
Head of Planning and Development