



**Canal &
River Trust**

Making life better by water

Kirklees Metropolitan Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Your Ref 2025/91420

Our Ref CRTR-PLAN-2025-44497

Monday 30 June 2025

Dear Kerri Simpson,

Proposal: Change of use of ground and first floor from industrial use to office use, replan of basement parking area and external alterations including new windows to east elevation and window / cladding panels to south and west elevations (within a Conservation Area)

Location: Bates Mill, Queen Street South, Huddersfield

Waterway: Huddersfield Narrow Canal

Thank you for your consultation on the above application.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The application site lies above Bates Tunnel, which carried the Huddersfield Narrow Canal below the site.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

The Trust have no significant issue with the proposals shown. We do request, however, that the Local Planning Authority confirm that the proposals will not seek to discharge surface water from the revised parking area to the canal below. This is necessary so as to ensure that the canal is protected from potential contamination from hydrocarbons that could be released within the parking area shown.

In our capacity as landowner of the tunnel, works above would likely be required to comply with the Trust's Code of Practice, as per details that can be found on our website at: <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

The developer would need to contact the Trust's Works Engineering Team to ensure that any works consent is approved.

Should planning permission be granted we therefore request that the following informative is appended to the decision notice:

1. Prior to the commencement of any development, the applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 or via email at

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI
Area Planner

Simon.Tucker@canalrivertrust.org.uk
07885 241223

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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