

**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:	2025/44/91538/W
Site Address:	Jewson Property And Services Division, St Andrew's Road, Huddersfield, HD1 6PX
Description:	Discharge of details reserved by conditions 6 and 7 (drainage) on previous permission 2025/90320 for erection of extension to existing warehouse; demolition of warehouse entrance canopy and southern section of existing warehouse; demolition of existing timber storage area and erection of covered external racking area and associated works
Recommending Officer:	Danielle Cooper

DECISION – Discharge of Conditions 6 & 7 approved.

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

Emma Thompson

AUTHORISED OFFICER

Date: 28-Oct-2025

Officer Report

2025/91538 - Jewson Property And Services Division, St Andrew's Road, Huddersfield, HD1 6PX

Proposal Description

The applicant is seeking permission to discharge details reserved by conditions 6 and 7 (drainage) on previous permission 2025/90320 for erection of extension to existing warehouse; demolition of warehouse entrance canopy and southern section of existing warehouse; demolition of existing timber storage area and erection of covered external racking area and associated works.

Condition 6

6. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

a) phasing of the development and phasing of temporary drainage provision;
b) methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented and.

c) a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA. 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.

Reason: To ensure the effective disposal of surface water from the development (including its internal roads) so as to avoid an increase in flood risk and so as to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details of drainage are agreed at an appropriate stage of the development process.

Condition 7

7. Development shall not commence until a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge to the surface water drainage system. Roof drainage should not be passed through any interceptor. The development shall not be brought into use until the approved scheme has been implemented and is fully operational. Thereafter the approved scheme shall be retained.

Reason: In the interest of satisfactory and sustainable drainage, and so as to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Assessment

The following has been submitted by the planning agent;

- Temporary Drainage Plan, Ref: 24399-DR-C-0110 Rev P2, dated July 2025
- Drainage Calculations, ref: 24399-CAL-C-002 - P1, Dated 21/07/2025
- Technical Note, ref: 24399-TN-002, received 20/05/2025
- Drainage Survey, ref: Jewson Huddersfield Rev O, dated 04/06/2024

KC Lead Local Flood Authority (LLFA) were consulted and confirmed that they accept the above submitted information in respect of Conditions 6 and 7.

Condition 6:

The LLFA confirms that the submitted Temporary Drainage Plan is accepted, and is adequate for the purpose of discharging the condition. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 7:

The LLFA accepts the statement in the Technical Note that an oil separator is not required as the drained area is less than 500m², and that the existing surface water drainage outfalls via a petrol interceptor as shown in the drawing titled 'Drainage Survey', ref: Jewson Huddersfield Rev O, dated 04/06/2024. Therefore condition 7 can be discharged. The scheme shall be implemented in accordance with the technical plan titled 'Drainage Survey', ref: Jewson Huddersfield Rev O, dated 04/06/2024, and thereafter retained in perpetuity.

Conclusion

The submitted information has been assessed by KC Lead Local Flood Authority and is accepted for the purposes of addressing outstanding matters in respect of Conditions 6 and 7. The development shall be implemented in accordance with the details approved and retained in perpetuity.