

30th July 2025

Development Management
Kirklees Council
Civic Centre III
Huddersfield
HD1 2TG

To Whom it May Concern

Discharge of condition application regarding partial discharge of condition 10 (Site Investigation Coal Mining Activity) and partial discharge of condition 25 (Drainage) regarding phase 1 attached to planning permission reference 2024/70/90257/W at Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

This cover letter has been submitted as part of an application to partial discharge condition 10 (Site Investigation Coal Mining Activity) and partial discharge condition 25 (Drainage) attached to planning permission reference 2024/70/92472/W of the approved development and should be read in conjunction with the following support documents:

- Condition 10 – Curtis Technical Note ref 081801-CUR-XX-XX-T-GE-00003-P02 dated 20 December 2024.
- Condition 25 – *Attenuation Tank Detail Plan Drawing Number 001 Rev A plus the following drainage details already provided to the local planning authority under discharge of condition application reference 2024/91365 (SUDS Drainage Operations and Maintenance Manual, Ref: 081801-CUR-ZZ-XX-RP-C-90001 Rev P01, Surface Water Drainage Calculations, Ref: 081801-CUR-ZZ-XX-M-C-9200001 Rev P01; Proposed Drainage Strategy External Areas, Drawing No. IR430301-CUR-XX-XX-DR-C-921001 Rev P04; Proposed Drainage Strategy Internal Areas, Drawing No. IR430301-CUR-XX-XX-DR-C-921002 Rev P08; Flood Exceedance Plan, Ref: IR430301-CUR-XX-XX-DR-C-921005 Rev C01; Proposed Drainage Strategy External Areas, Drawing No. IR430301-CUR-XX-XX-DR-C-921001 Rev C04; Proposed External Works External Areas, Ref: IR43031-CUR-XX-XX-DR-C-951001 Rev C01; Polystorm Access data sheet, P1.).* **The Applicant requests a copy of these previous provided drainage details, accepted to partially discharge condition 26, are transferred from the approved discharge of condition application reference 2024/91365 to this proposed discharge of condition application to be considered again in conjunction with the additional attenuation tank details provided with regards condition 25).**

Condition 10 (Site Investigation Coal Mining Activity)

The wording of condition 10 reads as follows:

“10. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site (or any component part or parts, as referred to in condition 3) is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. This condition will ensure that any risks associated with coal mining activity is taken into account.

Page 5 of the document mentioned previously states:

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“Shallow coal was identified in one borehole, BH05, at the site, at a depth of 3.6 m bgl and a seam thickness of 0.3 m, it is anticipated to be the Middle Band coal, which is mapped to outcrop to the east of the site. The Soft Bed coal seam was identified from depths of between 14.56 and 21.65 m bgl and a maximum seam thickness of 0.6 m. From the exploratory holes that encountered coal, five logs provide Ordnance Datum levels, which indicate that Soft Bed coal seam dips to the east with a maximum elevation change of four metres shown across the site (west to east).”

No evidence of workings was identified during the ground investigation and the Arup ground investigation report concluded that the site is at a low risk from shallow underground mine workings.”

No remediation measures are identified for part 1.

Condition 25 (Drainage)

“25. Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA for any component part, or combination of parts (as referred to in condition 3) has been submitted to and agreed by the Local Planning Authority. The development of that component part or combination or parts shall take place in accordance with those approved details. The scheme shall make provision for flow rates of 204.2 l/s to public sewers (in accordance with the Technical Note 'drainage discharge DR01 Response) dated 24th May 2023, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision. The scheme shall also include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. 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 component part of the development and retained thereafter.

Reason: To ensure the effective disposal of water from the development so as to avoid an increase in flood risk and so as to accord with Policies LP27 and LP28 of the Kirklees Local Plan and chapter 14 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that details of drainage are agreed at an appropriate stage of the development process.”

Proposed drainage details have been provided in documentation submitted in support of this discharge of condition application. This includes additional attenuation tank details requested as part of discharge of condition application 2024/91365 where the Council refused to discharge condition 25 citing lack of drainage details as the reason.

We trust that the documents that accompany this application sufficiently address the requirements of partial discharging condition 10 (Site Investigation Coal Mining Activity) and partial discharging condition 25 (drainage) attached to planning permission reference 2024/70/92472/W. If you have any queries or require further information, do not hesitate to contact me.

Yours Sincerely

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