



Kirklees Council
Planning and Development Service
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Date: 14-Oct-2025
Our Ref: 2025/92149

Dear Sir

**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 pursuant to Phase 1 reserved by conditions 10 (Site Investigation), 25 (Drainage) on previous permission 2024/92472 for variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area).
Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS
Application Number: 2025/92149**

I write with reference to your application to discharge the conditions for the above development as submitted on 31-Jul-2025.

Overview

This submitted relates to phase 1 of the development only.

For the avoidance of doubt, based on the details contained within condition 3 of the permission, phase 1 encompasses the development of the outdoor event space (component part b) and the food hall and (new) library (component part d) along with pockets of ornamental planting associated with these areas.

Condition 10: Site Investigation

Pursuant to Condition 10, you have submitted:

- Curtins Technical Note, ref: 081801-CUR-XX-XX-T-GE-00003-P02, dated 20/12/2024, received 30/07/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 10 in relation to phase 1 of the development. However, it is noted that further applications will be required to be submitted, to discharge outstanding components/phases of the development in relation to Condition 10.

Condition 25: Drainage

Pursuant to Condition 25, you have submitted:

- Proposed Drainage Strategy External Areas, Drawing No. IR4030301-CUR-XX-XX-DR-C-921001, Rev C08, received 25/09/2025.
- Proposed Drainage Strategy Manhole Schedules, Drawing No. IR4030301-CUR-XX-XX-DR-C-924001, Rev C12, received 25/09/2025.
- DN2100 Catchit Hydrobrake, Job No. TCL10581, received 25/09/2025.
- Proposed Attenuation Tank Option 1 (Graf Flex) Details, Drawing No. 001, Rev C01, received 25/09/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 25 in relation to phase 1 of the development. However, it is noted that further applications will be required to be submitted, to discharge outstanding components/phases of the development in relation to Condition 25.

However, pursuant to phase 1, Condition 25 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

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.

Yours faithfully



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Mathias Franklin
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