



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Farzana Tabasum

Simon Taylor,
Acumen Designers & Architects Ltd
Headrow House
19, Old Leeds Road
Huddersfield
HD1 1SG

Kirklees Direct
Tel: 01484 221000
Email: farzana.tabasum@kirklees.gov.uk

Date: 22-Dec-2025
Our Ref: 2025/92160

Dear Mr Taylor

**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 24 (Surface Water Strategy), 25 (Exceedance), 26 (Temp Surface Water), 27 (Interceptor), 29 (Sewer Easement), 30 (Foul Water), 31 (Archaeological Investigation), 34 (Road Condition Survey), 35 (CTMP), 40 (Retaining Walls), 41 (Travel Plan) on previous permission 2023/90668 for demolition of existing buildings; erection and operation of single building comprising Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being a replacement wind turbine, utility provision, drainage, access, hard and soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of the Sui Generis use
Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Application Number: 2025/92160**

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

Overview

The contents of this letter are summarised as follows:

The following conditions have their submitted details approved and/or discharged:

- 24, 25, 26, 27 29, 30, 31, 34, 35 and 40.

The following conditions do not have their submitted details approved:

- 41

Condition 24 (Surface Water Strategy)

The following information has been submitted pursuant to Condition 24:

- P3849-DR-01 – Proposed Drainage Strategy, Rev P07, dated 13/10/2025
- P3849 – Surface Water Drainage Calculations, dated 13/10/2025
- P3849-DR-06 Rev P02 – Basin Cross Section & Construction Details

I can confirm that the submitted information is acceptable for the purposes of condition 24 and is hereby approved.

Notwithstanding the above, please note that the condition contains the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

No part of the development or any agreed phase shall be occupied until the approved drainage scheme has been fully implemented on site in accordance with the approved details and thereafter retained.

Condition 25 (Exceedance)

The following information has been submitted pursuant to Condition 25:

- P3849 – Surface Water Drainage Calculations
- P3849-DR-10 – Flood Routing Plan, Rev P00

I can confirm that the submitted information is acceptable and condition 25 is hereby approved.

Notwithstanding the above, please note that the condition has the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

No part of the development shall be brought into use until the works comprising the approved exceedance and flood routing scheme have been completed and thereafter retained.

Condition 26 (Temporary Surface Water Drainage)

The following information has been submitted pursuant to Condition 26:

- P3849-DR-09 – Temporary Surface Water Management Plan, Rev P00, dated 17/04/2025

I can confirm that the submitted information is acceptable and is hereby approved.

Notwithstanding the above, please note that the condition contains the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

No phase of the development shall commence until the temporary drainage works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the permanent surface water drainage system has been installed and is fully operational in accordance with written notification to the Local Planning Authority.

Condition 27 (Interceptor)

The following information has been submitted pursuant to Condition 27:

- P3849-DR-01 – Proposed Drainage Strategy, Rev P07, dated 13/10/2025

I can confirm that the submitted information is acceptable and condition 27 is hereby discharged.

Condition 29 (Sewer Easement)

The following information has been submitted pursuant to Condition 29:

- Correspondence between the applicant's consultant and Yorkshire Water confirming the findings of a site investigation and the absence of a public combined sewer within the site

I can confirm that the submitted information is acceptable and that, having regard to the confirmation from Yorkshire Water that no public sewer exists within the site, condition 29 is hereby discharged in full.

Condition 30 (Foul Water Drainage)

The following information has been submitted pursuant to Condition 30:

- P3849-DR-01 – Proposed Drainage Strategy, Rev P07, dated 13/10/2025

I can confirm that the submitted information is acceptable for the purposes of condition 30 and is hereby approved.

Notwithstanding the above, please note that the condition contains the following ongoing requirements which must be adhered to:

...unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Condition 31 (Archaeological Investigation)

The following information has been submitted pursuant to Condition 31:

- Written Scheme of Investigation: Archaeological Watching Brief – C J Huddart MCIfA

I can confirm that the submitted information is acceptable and, having regard to the advice of West Yorkshire Archaeology Advisory Service, condition 31 is hereby discharged in full.

Condition 34 (Road Condition Survey)

The following information has been submitted pursuant to Condition 34:

- Revised Pre-Commencement Condition Survey, ref. 165875-SAN-GMR-XX-RP-C-01-P06, dated 07/10/2025

I can confirm that the submitted information is acceptable in respect of the pre-commencement element only, and that the pre-commencement requirements of condition 34 are hereby discharged.

Notwithstanding the above, please note that condition 34 contains additional post-construction and pre-occupation requirements which remain in force and must be complied with at the relevant stages of the development. These include the submission of a post-construction highway condition survey, any necessary remedial works, and the remediation of any highway defects attributable to construction traffic. For the avoidance of doubt and clarity, the condition's outstanding requirements are repeated below, in full:

Upon completion of the development hereby approved (or at any earlier stage to be agreed with the Local Planning Authority in advance) a post-construction survey of the agreed extent of highway shall be carried out, and the post-construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out following the completion of all construction works related to the development and prior to the occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. Should any highway defects (affecting highway safety) attributable to the construction traffic of the development hereby approved be identified during the construction period, remediation of these shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition 35 (Construction Transport Management Plan)

The following information has been submitted pursuant to Condition 35:

- Revised Construction Traffic Management Plan, ref. 165118-001 V4, dated and received 16/12/2025

I can confirm that the submitted information is acceptable for the purposes of condition 35 and is hereby approved.

Notwithstanding the above, please note that the condition has the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

The development shall be carried out strictly in accordance with the CTMP so approved throughout the period of construction and no change there from shall take place without the prior written consent of the Local Planning Authority.

Condition 40 (Retaining Walls)

The following information has been submitted pursuant to Condition 40:

- Drawing ref. P3849-DR-02 Rev P01 – Proposed External Works

I can confirm that the submitted information is acceptable and Condition 40 is hereby discharged.

Condition 41 (Travel Plan)

The following information has been submitted pursuant to Condition 41:

- Travel Plan, ref. 165119-001-01

The submitted information does not satisfy the requirements of condition 41. A revised Travel Plan addressing all outstanding matters identified by the Local Highway Authority must be submitted to and approved in writing prior to the occupation of the development. Please see their consultation response dated 18/09/2025 for further details.

Condition 41 therefore remains outstanding.

Yours sincerely

Farzana Tabasum
Senior Planning Officer