

Kirklees Council
Planning Services
PO Box 1720
Huddersfield
HD1 9EL
FAO: Nick Hirst

By Planning Portal only

Date: 8 September 2025

Our ref: 63026/01/JW/TW/40000453v2

Your ref: PP-14274291 and 2023/62/91405/W

Dear Mr Hirst

**Land south of Blackmoorfoot Road, Crosland Moor, Huddersfield:
Discharge of conditions 9, 14, 15, 16 and 19 of planning permission
2023/62/91405/W**

On behalf of our client, Lidl GB Ltd, we enclose an application to discharge conditions 9, 14, 15, 16 and 19 of planning permission 2023/62/91405/W, which relates to development of a food store at Blackmoorfoot Road, Crosland Moor, Huddersfield.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-14274291) and comprises the following information:

- 1 Completed application form for the approval of details reserved by condition;

Condition 9

- 2 Temporary Drainage scheme (drawing no. DR-C-0105, rev. P02), prepared by Toppings Engineers;

Conditions 14, 15 and 16

- 3 Drainage Strategy (drawing no. 21561-DR-C-0100, rev. P7), prepared by Toppings Engineers;
- 4 Network Calculations prepared by Toppings Engineers; and

Condition 19

- 5 Landscape Management Document prepared by FDA Landscape Ltd.

The requisite payment for a discharge of condition application has been made via the Planning Portal.

Background and Site History

Planning permission was granted on 5 August 2025 (ref. 2023/62/91405/W) for the following development:

“Erection of foodstore (Class E) with associated access, parking, servicing area and landscaping.”

An application to discharge condition 33 has been submitted and is currently being considered by Kirklees Council under ref. 2025/92379.

Discharge of Conditions

This application seeks to discharge conditions 9, 14, 15, 16 and 19.

Condition 9 (temporary construction drainage)

Condition 9 states:

“Prior to development commencing, details of temporary surface water drainage for the construction phase (after soil and vegetation strip) shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall detail:

- Phasing of the development and phasing of temporary drainage provision; and*
- Methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.*

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.”

The enclosed Temporary Drainage scheme (drawing no. DR-C-0105, rev. P02) prepared by Toppings Engineers provides details of temporary surface water drainage for the construction phase. Measures include:

- The hydrobrake and attenuation tank will be constructed to restrict any flow from the construction site to 2.5 l/s and will therefore mitigate the likelihood of flooding on (and downstream of) the site.
- A trench will be dug around the north-eastern boundary of the site as shown on the drawing, to prevent any surface runoff from the site. The trench will run at a 1 in 500 gradient towards the hydrobrake.
- 2 no. hay bales will be placed in the trench prior to outfall, to act as silt control and prevent debris entering the sewer downstream. In the event of extreme rainfall, the contractor would be required to provide a silt buster.

Condition 9 can therefore be discharged.

Conditions 14, 15 and 16 (drainage)

Conditions 14, 15 and 16 state:

“14. Prior to above ground works commencing, a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge shall be submitted to and approved in writing by the Local Planning Authority. Roof drainage should not be passed through any interceptor. Thereafter the development shall be undertaken in accordance with the approved details.

15. Prior to above ground works commencing, an assessment of the effects of 1 in 100-year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.”

16. Prior to above ground works commencing, a detailed design scheme detailing foul, surface water and land drainage, including discharge rates indirectly or directly to watercourse, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall 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 phasing of the development and retained thereafter.”

The enclosed Drainage Strategy (drawing no. 21561-DR-C-0100, rev. P7) and Network Calculations prepared by Toppings Engineers address the requirements of conditions 14, 15 and 16.

The Drainage Strategy includes an SDS Aqua-Swirl hydrodynamic water separator which will capture pollutants including oil/petrol from runoff from the car park, addressing condition 14.

The Drainage Strategy sets out that the attenuation for the proposed impermeable area of 6,092 sqm to be provided via geo-cellular tank can accommodate a 1 in 100 year rainfall event, addressing condition 15.

The Drainage Strategy confirms foul, surface water and land drainage measures, to address the requirements of condition 16.

Conditions 14, 15 and 16 can therefore be discharged.

Condition 19 (soft landscaping)

Condition 19 states:

“Prior to above ground works commencing, notwithstanding the approved plans, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Planting plans;*
- Written specifications of soil depths, cultivation and other operations associated with plant and grass establishment;*
- Schedules of plants noting species, planting sizes and proposed numbers/densities;*
- Assessment of landscaping impact on public sewer infrastructure;*
- Details of an implementation and maintenance programme for a minimum 5-year period; and*
- Details of phasing of soft landscaping works.*

All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme, phasing and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.”

The enclosed Landscape Management Document prepared by FDA Landscape Ltd sets out long-term objectives for the soft landscaping scheme at the site, including planting schedules and details of implementation/maintenance. Condition 19 can therefore be discharged.

Concluding comments

We trust that the information provided is sufficient to enable the Council to validate this application and discharge conditions 9, 14, 15, 16 and 19 of permission 2023/62/91405/W. Should you require any further information regarding this submission please do not hesitate to contact me or my colleague Paige Carpenter.

Yours sincerely



Tom Willshaw
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