



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

Enquiries to: Ellie Thornhill

Tom Willshaw,
Lichfields
2, Bond Court
Leeds
LS1 2JZ

Kirklees Direct
Tel: 01484 221000
Email: ellie.thornhill@kirklees.gov.uk

Date: 08-Jan-2026
Our Ref: 2025/92535

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 reserved by conditions 9 (temporary drainage), 14 (oil/petrol interceptor), 15 (flood routing), 16, (drainage strategy), 19 (landscaping) on previous permission 2023/91405 for erection of foodstore (Class E) with associated access, parking, servicing area and landscaping
Part of former St Luke's Hospital site, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RA
Application Number: 2025/92535**

I write with reference to your application to discharge the conditions for the above development as submitted on 08-Sep-2025.

This decision letter concludes the following:

- Details approved: 14 (oil/petrol interceptor), 19 (landscaping)
- Details not approved: 9 (temporary drainage), 15 (flood routing), 16, (drainage strategy),

Please note a new Discharge of Condition application is required for any future submission in relation to Conditions 9, 15, and 16.

Condition 9: Temporary drainage

Pursuant to condition 9, you have submitted:

- Temporary drainage (reference: DR-C-0105 rev P02)
- Email dated 28/11/2025

The information submitted does not adequately address the concerns raised by Officers and the requirements of condition 9. As such, condition 9 **cannot** be discharged at this time.

Condition 14: Oil/petrol interceptor

Pursuant to condition 14, you have submitted:

- Engineers Storm Calculations (reference 21561-CAL-C-001 - P7 by Toppings Engineers)
- Drainage Strategy (reference 21561-DR-C-0100, rev. P7)
- Aqua-Swirl brochure (by SDS Infrastructure)

Based on the information provided, Officers are satisfied that the initial requirements of condition 14 have been met and is hereby approved.

However, please be aware that condition 14 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter the development shall be undertaken in accordance with the approved details.

Condition 15: Flood routing

Pursuant to condition 15, you have submitted:

- Engineers Storm Calculations (reference 21561-CAL-C-001 - P7 by Toppings Engineers)
- Drainage Strategy (reference 21561-DR-C-0100, rev. P7)
- Proposed Levels (reference: 21561-DR-C-0110 rev P01)

The information submitted does not adequately address the concerns raised by Officers and the requirements of condition 15. As such, condition 15 **cannot** be discharged at this time.

A meeting with KC Lead Local Flood Authority and Planning Officers to discuss the above, is advised. Please contact the case officer to arrange this.

Condition 16 – Drainage Strategy

Pursuant to condition 16, you have submitted:

- Engineers Storm Calculations (reference 21561-CAL-C-001 - P7 by Toppings Engineers)
- Drainage Strategy (reference 21561-DR-C-0100, rev. P7)

- Surface Water Drainage Maintenance and Management Schedule (reference: 21561 – Blackmoorfoot Road, Huddersfield – Lidl)

The information submitted does not adequately address the concerns raised by Officers and the requirements of condition 16. As such, condition 16 **cannot** be discharged at this time.

Condition 19: Landscape Management Document

Pursuant to condition 19, you have submitted:

- *Landscape Management Document (prepared by FDA Landscape Ltd, dated August 2025).*

The submitted information is deemed acceptable for the initial requirements of condition 19 and is hereby approved.

However, be aware that condition 19 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

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.

Yours faithfully

Mathias Franklin
Head of Planning and Development