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FAO: Nick Hirst

By Planning Portal only

Date: 18 September 2025
Our ref: 63026/01/JW/TW/40045071v2
Your ref: PP-14341557 and 2023/62/91405/W

Dear Mr Hirst

Land south of Blackmoorfoot Road, Crosland Moor, Huddersfield: Discharge of conditions 12, 17, 18, 20, 21, 23 and 32 of planning permission 2023/62/91405/W

On behalf of our client, Lidl GB Ltd, we enclose an application to discharge conditions 12, 17, 18, 20, 21, 23 and 32 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-14341557) and comprises the following information:

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

Condition 12

2 Proposed Retaining Wall Elevation Plan (ref. 2783 P503), prepared by HTC Architects;

Condition 17

3 Energy Efficiency Measures Statement, prepared by DDA;

Condition 18

4 Proposed Crime Prevention Plan (ref. 2783 p422), prepared by HTC Architects;

Condition 20 and 32

5 Noise Impact Assessment (ref. 10533-22-10679, rev. 6), prepared by Environmental Noise Solutions;

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Condition 21

6 Proposed Elevations – with images of proposed materials (ref. 2783 P211, no rev.), prepared by HTC Architects;

7 External Elevations – full construction drawing (ref. 2783 T200, rev.C), prepared by HTC Architects; and

Condition 23

8 Proposed Boundary Treatment Elevations (ref. 2783 P500), prepared by HTC Architects.

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."

Applications to discharge condition 33 (ref. 2025/92379) and conditions 9, 14, 15, 16 and 19 (ref. 2025/92379) have been submitted and are currently being considered by Kirklees Council. An application for advertisement consent has also been submitted, and is being considered under ref. 2025/64/92472/W.

Discharge of Conditions

This application seeks to discharge conditions 12, 17, 18, 20, 21, 23 and 32.

Condition 12

Condition 12 states:

"Prior to development commencing, a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls / building retaining walls adjacent to the existing / proposed highways shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details, which shall thereafter be retained."

The enclosed Proposed Retaining Wall Elevation (ref. 2783 P503) provides the location and cross-sections of the three retained walls which are to be constructed. It sets out detail on the materials and finish of these retaining walls to the southeast, southwest and northwest of the site. This provides sufficient information to enable the discharge of condition 12.

Condition 17

Condition 17 states:

"Prior to above ground works commencing, details of insulation, on-site micro-generation, or other measures to be incorporated into the development to reduce carbon emissions associated with it shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated into the development during construction and shall thereafter be retained as such."

The enclosed Energy Efficiency Measures Statement prepared by DDA sets out the energy efficiency and water conservation measures that are incorporated to the food store. These include:

- A high-performance glazing system to minimise heat loss during cold weather as well as to avoid overheating due to summertime solar gains. An external overhang also provides solar shading to minimise mechanical cooling loads and subsequently reduce energy consumption and carbon emissions.
- Photovoltaic panels.
- A centralised Air Handling Unit and air source heat pumps for heating, cooling and ventilating.
- Energy efficient LED luminaires, which are to be automatically controlled.
- Water flow restrictors.

The statement sets out further details on the measures incorporated within the design and quantifies the impact this will have on the efficiency of the store.

Condition 17 can therefore be discharged.

Condition 18

Condition 18 states:

"Prior to above ground works commencing, a Crime Mitigation Strategy shall be submitted to, and approved in writing by, the Local Planning authority. The strategy shall detail the development's measures to mitigate and protect from crime, giving due regard to boundary treatment, lighting, glazing specification, means of locking, alarms, and vehicle storage. Thereafter, the approved crime mitigation measures shall be implemented on site, prior to the development being occupied, and shall thereafter be retained."

The enclosed Proposed Crime Prevention Plan, prepared by HTC Architects, sets out the proposed measures to be implemented in order to mitigate and protect from crime. These include lighting, boundary treatments, protective bollards, strengthened window glass and crash protection tube rail. Condition 18 can therefore be discharged.

Condition 20

Condition 20 states:

"Prior to the above ground works commencing, a further/addendum noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- An assessment of all noise emissions from the car parking area of the proposed development;

- Details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises; and

- A written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation.

The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such measures shall be thereafter retained."

The enclosed Noise Impact Assessment, ref. 10533-22-10679, rev. 6, prepared by Environmental Noise Solutions has been provided to address condition 20. The assessment considers the noise emissions from the car parking area and at the nearest noise sensitive receptors and concludes that noise is not considered to be a constraint for the development. Condition 20 can therefore be discharged.

Condition 21

Condition 21 states:

"Prior to their use, details of all the external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The proposed details shall adhere to the information shown on plan ref. P210 rev. C. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use."

The enclosed Elevation drawings, refs. 2783 P211 and 2783 T200, rev. C, prepared by HTC Architects, set out details of all proposed external facing materials. These include buff facing natural locally sourced stone, ArcelorMittal module panelling in RAL 9006 and 9010 to three external walls, glazed panel windows with roller blinds to the fourth, and double-glazed shop front walling and sliding entrance doors to the main entrance. All 32 external facing materials, including features such as bollards, steps and cycle hoops, are detailed in the enclosed plans in accordance with condition 21, which can therefore be discharged.

Condition 23

Condition 23 states:

"Prior to the installation of any boundary treatment and prior to the occupation of the building, a boundary treatment strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include typical elevations for the boundary treatment(s) proposed, the colour and materials composition of the boundary treatments set out in approved plan P416 rev. E. The boundary treatments shall be installed in accordance with the approved boundary treatment scheme, prior to the development being brought into use, and shall thereafter be retained."

The enclosed Proposed Boundary Treatment Elevations plan, ref. 2783 P500, prepared by HTC Architects, provides the requisite information to address condition 23. It details the location and specification of the proposed timber rail, timber fence, retaining wall and security gate which will form the boundary treatment for the development. Condition 23 can therefore be discharged.

Condition 32

Condition 32 states:

"*Prior to the hereby approved development being brought into use, a Delivery Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the control measures that will be taken to ensure that excessive noise does not arise from the deliveries and the actions that will be taken to prevent a loss of amenity. The approved Delivery Noise Management Plan shall thereafter be adhered to*."

The enclosed Noise Impact Assessment, ref. 10533-22-10679, rev. 6, prepared by Environmental Noise Solutions includes a Delivery Management Plan at appendix 5. This details the steps to be taken during every aspect of delivery to reduce the noise made and the impact on surrounding receptors. The measures to be adhered to include abiding by agreed delivery times, switching off radios, alarms and speakers, keeping the noise generated from gear shifting, revving and manoeuvring to a minimum, and maintaining the bay doors, loading plates and the surrounding area to enable smooth deliveries. Condition 32 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 12, 17, 18, 20, 21, 23 and 32 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 Tom Willshaw.

Yours sincerely

Paige Carpenter
Planner
BA (Hons)