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Planning Services
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FAO: Nick Hirst

By Planning Portal only

Date: 13 October 2025
Our ref: 63026/01/JW/TW/40116345v3
Your ref: PP-14391449 and 2023/62/91405/W

Dear Mr Hirst

Land south of Blackmoorfoot Road, Crosland Moor, Huddersfield: Discharge of conditions 7, 8, 10, 13, 22 and 24 of planning permission 2023/62/91405/W

On behalf of our client, Lidl GB Ltd, we enclose an application to discharge conditions 7, 8, 10, 13, 22 and 24 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-14391449) and comprises the following information:

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

Condition 7 and 8

2 Construction Environmental Management Plan, prepared by HTC Architects

3 Construction Management Plan (ref. 2783 P504A), prepared by HTC Architects

Condition 10

4 Phase 2 Site Investigation Report (ref. 1219.01.01), prepared by Remada Geo Consultants

Condition 13

5 Biodiversity Enhancement & Management Plan (ref. 15131_r03_BEMP_BP_22092025), prepared by Tyler Grange

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

Condition 22

6 Retaining Wall Elevation plan (ref. 2783 P503), prepared by HTC Architects

Condition 24

7 External Lighting Impact Assessment, prepared by DDA

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), conditions 9, 14, 15, 16 and 19 (ref. 2025/92379) and conditions 12, 17, 18, 20, 21, 23 and 32 (ref. PP-14341557) 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 7, 8, 10, 13, 22 and 2.

Condition 7

Condition 7 states:

"Prior to development commencing, a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall include details of:

- *Any phasing of development and timetable of all works;*
- *Hours of works;*
- *Construction access arrangements:*
- *Construction vehicle sizes and routes;*
- *Numbers and times of construction vehicle movements;*
- *Locations of HGV waiting areas and details of their management;*
- *Parking for construction workers;*
- *Loading and unloading of plant and materials;*
- *Storage of plant and materials;*
- *Signage;*

- *Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;*
- *Street sweeping;*
- *Measures to control and monitor the emission of dust and dirt during construction;*
- *Site waste management, including details of recycling/disposing of waste resulting from construction works;*
- *Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;*
- *Artificial lighting used in connection with all construction-related activities and security of the construction site;*
- *Site manager and resident liaison officer contacts, including details of their remit and responsibilities;*
- *Means of engagement undertaken with local residents, occupants and/or their representatives, and means of continued engagement during the construction process; and*
- *Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).*

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority."

The enclosed CEMP: Biodiversity, prepared by HTC Architects, details the steps to be taken to minimise and mitigate the impacts of construction on the environment. The Construction Management Plan, also prepared by HTC Architects, sets out the provision of site waste management, storage, parking, wheel wash, and welfare cabins, as well as details of the access arrangements and working hours. The development will be carried out in accordance with these details. Condition 7 can therefore be discharged.

Condition 8

Condition 8 states:

"Prior to development commencing, (including demolition, ground works, vegetation clearance) a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- *Risk assessment of potentially damaging construction activities;*
- *Identification of "biodiversity protection zones";*

- *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- *The location and timing of sensitive works to avoid harm to biodiversity features;*
- *The times during construction when specialist ecologists need to be present on site to oversee works;*
- *Responsible persons and lines of communication;*
- *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and*
- *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority."

The enclosed CEMP: Biodiversity, prepared by HTC Architects, provides the requisite information to detail how the environmental impacts of construction will be managed throughout the development phase. It considers the noise, light, vibration, dirt and dust effects, the impacts on biodiversity, and it details the steps to be taken to minimise and mitigate these impacts. The development will be carried out in accordance with the CEMP: Biodiversity. Condition 7 can therefore be discharged.

Condition 10

Condition 10 states:

"Prior to development commencing (other than groundworks required for a site investigation report) a Phase II Intrusive Site Investigation Report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority."

The enclosed Phase 2 Site Investigation Report, prepared by Remada Geo Consultants, details the intrusive investigations carried out and the results of these investigations. The report concludes that tests showed results within normal ranges for human health, water resources, ground gas and waste classification, and that site remediation is not required. Condition 10 can therefore be discharged.

Condition 11, which also relates to ground conditions, is only required to be discharged *"where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 10…"* Given the enclosed Phase 2 report does not recommend site remediation, condition 11 is not triggered.

Condition 13

Condition 13 states:

"Prior to above ground works commencing, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 0.36 habitat units to be achieved post development are to be provided on site and shall include details of the following:

- *Description and evaluation of features to be managed and enhanced;*
- *Extent and location/area of proposed enhancement works on appropriate scale maps and plans;*
- *Ecological trends and constraints on site that might influence management;*
- *Aims and Objectives of management;*
- *Appropriate management Actions for achieving Aims and Objectives;*
- *An annual work programme (to cover an initial 5-year period capable of being rolled forward over a period of 30 years);*
- *Details of the management body or organisation responsible for implementation of the BEMP;*
- *Ongoing monitoring programme and remedial measures;*
- *The BEMP will be reviewed and updated every five years and implemented for a minimum of 30 years;*
- *Details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery; and*
- *Where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met, the BEMP shall detail how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP.*

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

The enclosed BEMP, prepared by Tyler Grange, outlines the habitat creation on site, the management objectives, prescriptions, and the monitoring and remedial measures of the biodiversity management plan. It also details that a management company will be appointed to oversee the implementation of the practical measures detailed in the plan. Condition 13 can therefore be discharged.

Condition 22

Condition 22 states:

"Prior to their use, details of all the external facing materials for the proposed retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use."

The enclosed Retaining Wall Elevation plan, prepared by HTC Architects, provides details of the materials to be used in each of the retaining walls forming part of the development. They will be formed of stone and finished with ashlar stone capping. A 1,100 mm metal fence is incorporated to provide a safeguard at the top of the retaining wall. The provided details should enable condition 22 to be discharged.

Condition 24

Condition 24 states:

Before the installation of external artificial lighting commences, notwithstanding the submitted information, an External Lighting Design Strategy for Biodiversity and Residential Amenity shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- *The proposed hours of operation of the lighting;*
- *The location and specification of all of the luminaires;*
- *The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated;*
- *The predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity;*
- *The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site;*
- *The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required;*
- *Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- *Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy (once approved), and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority."

An External Lighting Impact Assessment, prepared by DDA, details the lighting to be installed within the development. It sets out the measures that will be utilised to minimise glare and light pollution, and concludes that the proposed development will not have any significant negative effect on the immediate environment. Condition 24 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 7, 8, 10, 13, 22 and 24 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)