



Enquiries to: Farzana Tabasum

Edward Gray,
Farrar Bamforth Associates Ltd
Bates Mill
Colne Road
Huddersfield
HD1 3AG

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

Date: 10-Jul-2026
Our Ref: 2026/90254

Dear Mr Gray

**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 3 (Phase II Intrusive Site Investigation Report), 7 (EV Charging Point), 8 (retaining structures foundations), 9 (CEMP), 10 (retaining walls and boundary treatments details), 11 (invasive species protocol), 12 (foul, surface water and land drainage scheme), 13 (1 in 100 year storm events), 15 (oil/petrol interceptor), and 17 (bat and bird box) on previous permission 2021/90605 for erection of an industrial building (B1(c) use)
land at, Vanguard Processing Equipment, Spa Fields Industrial Estate, Slaithwaite, Huddersfield, HD7 5BB
Application Number: 2026/90254**

I write with reference to your application to discharge the conditions for the above development as submitted on 29-Jan-2026.

Condition 3 – Phase II Intrusive Site Investigation Report

The following details have been submitted in support of the discharge of condition 3:

- Phase 2 Geo-Environmental Report, prepared by RGS, ref. C4272/24/E/6581, dated 28 March 2025.
- Supplementary Gas Letter Report, prepared by RGS, ref. C4272/26/E/GM, dated 6 March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 3, which is hereby discharged.

Condition 7 – Electric Vehicle Charging Point



The following details have been submitted in support of the discharge of condition 7:

- Revised Proposed Site Plan 25C01-FBA-00-00-DR-A-9000-C06- - received 02/07/2026

The submitted details are sufficient to satisfy the requirements of condition 7 and are hereby approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Condition 8 – Retaining Structures Foundations

The following details have been submitted in support of the discharge of condition 8:

- Unit in Relation to Canal, drawing ref. 25C01-FBA-DR-A-9901 Rev C01.

The submitted details are sufficient to satisfy the requirements of condition 8 and are hereby approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The development shall thereafter be carried out in accordance with the approved details.

Condition 9 – Construction Environmental Management Plan

The following details have been submitted in support of the discharge of condition 9:

- Construction Environmental Management Plan (CEMP), ref. KRS.0870.001.R.001.C, dated March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 9 and are therefore approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The agreed plans shall be adhered to throughout the construction of the development and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Condition 10 – Retaining Walls and Boundary Treatments

The following details have been submitted in support of the discharge of condition 10:



- Proposed Retaining Wall Setting-Out Plan, drawing ref. 25C01-FBA-00-00-DR-A-9002 Rev C01.
- Unit in Relation to Highway, drawing ref. 25C01-FBA-DR-A-9902 Rev C01.

The submitted details are considered sufficient to satisfy the requirements of condition 10 and are therefore approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

Works shall then be undertaken in accordance with the approved details and be retained thereafter.

Condition 11 – Invasive Non-Native Species Protocol

The following details have been submitted in support of the discharge of condition 11:

- Invasive Plant Survey and Report, Ref. 22605/AWe, revised 17 March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 11 and are therefore approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

that the measures shall be carried out strictly in accordance with the approved scheme.

Condition 12 – Foul, Surface Water and Land Drainage Scheme

The following details have been submitted in support of the discharge of condition 12:

- Proposed Drainage Layout, drawing ref. 8839-HJCE-XX-XX-DR-C-3000 Rev P02.
- Drainage Management and Maintenance Plan, ref. 8839-HJCE-00-XX-RP-C-3001. V2, Rev P02, dated 22 May 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 12 and are therefore approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

That 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.

Condition 13 – 1 in 100 Year Storm Events

The following details have been submitted in support of the discharge of condition 13:

- Proposed Drainage Layout, drawing ref. 8839-HJCE-XX-XX-DR-C-3000 Rev P02.



The submitted details are considered sufficient to satisfy the requirements of condition 13 and are therefore approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

That 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.

Condition 15 – Oil/Petrol Interceptor

The following details have been submitted in support of the discharge of condition 15:

- Proposed Drainage Layout, drawing ref. 8839-HJCE-XX-XX-DR-C-3000 Rev P02.

The submitted details are considered sufficient to satisfy the requirements of condition 15 and are therefore approved.

Condition 17 – Bat and Bird Boxes

The following details have been submitted in support of the discharge of condition 17:

- Proposed GA Elevations, drawing ref. 25C01-FBA-00-ZZ-DR-A-2100 Rev C02.

The submitted details are considered sufficient to satisfy the requirements of condition 17 and are therefore approved. However, please be aware of the condition's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

That the bat box and bird box shall be provided prior to first occupation of the building and be thereafter retained.

INFORMATIVE:

For the avoidance of doubt, the approval of details under this application relates solely to the requirements of the individual conditions listed above. It does not approve, amend or vary any other aspect of planning permission 2021/90605. Any details shown on the submitted drawings or contained within the supporting documents which are not expressly required by the conditions discharged under this application, or which would otherwise constitute a variation to the approved development, are not approved by this decision and remain subject to the terms of the extant planning permission and any other necessary consents.

Yours sincerely

Farzana Tabasum
Senior Planning Officer