



Enquiries to: Farzana Tabasum

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Date: 09-Apr-2026
Our Ref: 2026/90381

Dear Mr Child

**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 5 (Landscape), 6 (retaining walls/structures), 16 (external lighting), 23 (Noise Impact Assessment) on previous permission 2023/90668 for demolition of existing buildings; erection and operation of single building comprising Sui Generis land use limited to purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being replacement wind turbine, utility provision, drainage, access, hard and soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of the Sui Generis use
Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Application Number: 2026/90381**

I write with reference to your application to discharge the conditions for the above development as submitted on 10-Feb-2026.

Condition 5: Landscape

You have submitted the following documents pursuant to condition 5.

- Drawing L073-ACU-90-S1-ZZ-D-A-000002-C01 – CONDITION 5 - PROPOSED SITE PLAN WITH NORTH-WESTERN BOUNDARY TREATMENTS
- Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 – CONDITION 6 - PROPOSED SITE PLAN WITH BOUNDARY TREATMENTS AND SITE LEVELS
- Avie Consulting drawings:



- L073-AVE-16-01-FN-D-S-000101-C02 – Retaining Walls Site Plan
- L073-AVE-16-01-FN-D-S-000111-C02 – Retaining Wall Details
- Acoustic fencing specification (Jakoustic Reflective system)
- Hedgerow protection plan ref: 2753

The submitted details provide full information in respect of the northwestern boundary treatments, including sections, levels and retaining structures. The details demonstrate that the proposed works can be constructed without adverse impact on the existing hedgerow outside the application site boundary, including the provision of a buffer zone and appropriate construction methods.

Accordingly, the submitted details are hereby approved.

It is noted that condition 5 includes an ongoing requirement that the development shall be implemented in accordance with the details so approved prior to the occupation of the hereby approved building and retained thereafter.

Condition 6: retaining walls/structures.

You have submitted the following documents pursuant to condition 6.

- Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 – Boundary Treatments and Site Levels
- Retaining wall drawings:
 - L073-AVE-16-01-FN-D-S-000101-C02
 - L073-AVE-16-01-FN-D-S-000111-C02

The submitted details provide comprehensive information in respect of all boundary treatments across the site, including levels and retaining structures.

The Council's Structures Officer has reviewed the submitted retaining wall details and confirms that the proposals do not impact on highway safety and raises no objections.

Officers are satisfied that the submitted details demonstrate that the boundary treatments can be implemented without adverse impact on adjacent land or vegetation. Accordingly, the submitted details comply with the requirements of Condition 6 and are hereby approved.



It is noted that condition 6 includes an ongoing requirement that the development shall be implemented in accordance with the details so approved prior to occupation of the hereby approved building and retained thereafter.

Condition 16: External Lighting Scheme

The following information has been submitted pursuant to condition 16:

- External Lighting Statement (Acumen)
- Luminaire Layout Plan (Novo – 23861 – PC Specialist)
- Lighting Report (Novo – 23861 – PC Specialist)
- Lighting Schedule (Novo – 23861 – PC Specialist)
- Lighting Design Drawing P1948-NOV-XX-EX-DR-E-9605-T02
- Timelock / lighting control details (Novo datasheet)

The submitted lighting scheme provides full details of luminaire locations, illuminance levels, hours of operation and control measures, including measures to minimise glare and light spill beyond the site boundary.

Officers are satisfied that the submitted details comply with the requirements of Condition 16 and they are hereby approved.

It is noted that condition 16 includes an ongoing requirement that no external lighting shall be installed other than in accordance with the approved scheme.

Condition 23: Noise Impact Assessment

You have submitted the following information pursuant to Condition 23:

- Acoustic barrier specification (Jakoustic Reflective system);
- Boundary treatment plan L073-ACU-90-S1-ZZ-D-A-000003-C02 - Proposed Site Plan with Boundary Treatments and Site Levels
- Supporting technical documentation and detail drawings.

The submitted details provide full information in respect of the location, height and construction of the acoustic barrier. The plans confirm that a 3 metre high acoustic barrier will be installed along the northern boundary of the site. The specification provides

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sufficient detail regarding materials, construction and installation to ensure effective noise attenuation.

I can confirm the details submitted are acceptable and are hereby approved.

Condition 23 has an on-going requirement that the development shall not be brought into use until the construction of the approved acoustic barrier has been completed and the barrier shall be retained thereafter.

Yours sincerely

Farzana Tabasum
Senior Planning Officer