# Robert Halstead

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Planning Development


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30th March 2026

**APPLICATION TO DISCHARGE CONDITIONS FOR REDEVELOPMENT OF SITE FOR MIXED-USE E(G) (I, II AND III) AND B8**

**TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD, HD1 6QT**

**LPA REF: 2025/91645 (LISTED BUILDING CONSENT)**

Dear Sir or Madam,

This application seeks to discharge conditions 5, 6, 7 & 8.

Condition 5 States:

*No Demolition Works shall commence on Building B, Building C, Building D1, Building E or Building G until all building recording for that respective Building has been carried out and completed in accordance with the building recording scheme approved under Condition 4 of this permission, and until the following have been submitted to and approved in writing by the Local Planning Authority:*

*• The results of the building recording which has been carried out; and*
*• Confirmation that the results of the building recording have been deposited with the West Yorkshire Historic Environment Record.*

*For the avoidance of doubt, references within this condition to Building B, Building C, Building D1, Building E and Building G refer to Building B, Building C, Building D1, Building E and Building G, as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.*

**Submission to discharge this condition:**

a) Stephen Haigh Buildings Archaeologist - Turnbridge Mills record of B, C, D1, E and G
b) Confirmation that the results of the building recording for B, C, D1, E and G have been deposited with the West Yorkshire Historic Environment Record.

Condition 6 states:

*No Demolition Works shall commence on Building B or Building C until detailed Method Statements for the demolition of Building B and Building C have been submitted to and approved in writing by the Local Planning Authority. All Demolition Works shall be carried out in complete accordance with the Method Statements thereby approved. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.*

**Submission to discharge this condition:**

a) Condition 6 - Demolition Method Statement
b) Condition 6 - Risk Assessment - Soft stripping, Remote and Top-Down Demolition
c) Condition 6 - Risk Assessment - Working at height
d) Condition 6 - Scaffold Design Plan J- JM26-0047C-B
e) Condition 6 - Scaffold Design Plan JM26-0047A-B
f) Condition 6 - Scaffold Design Plan JM26-0047B-B
g) Condition 6 - Scaffold Design Plan JM26-0047D-B
h) Condition 6 - Scaffold Design Plan JM26-0047E-B
i) Condition 6 - Scaffolding technical details

*No works shall be carried out to Building D, including dismantling or demolition, until building recording of Building D has been carried out and completed in accordance with the details contained within the document 'Written Scheme of Investigation for an archaeological photographic record of Building D (engine house)', prepared by Stephen Haigh and dated 13/01/2026, and until confirmation that the results have been submitted to the Historic Environment Record and any other relevant bodies, as specified in the Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, references within this condition to Building D refers to Building D as identified on Location Plan drawing number: 1908 65 Rev H.*

**Submission to discharge this condition:**

a) Stephen Haigh Buildings Archaeologist - Turnbridge Mills record of Building D (engine house)
b) Confirmation that the results of the building recording for D have been deposited with the West Yorkshire Historic Environment Record.

Condition 7 states:

*No Demolition Works shall commence on Building B or Building C until a Method Statement for works likely to affect the grade II listed chimney within the site ('Chimney at SE 14942 16846') during the demolition and construction phase of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The Method Statement (demolition and construction phase) shall include, but shall not necessarily be limited to, the following:*

- *A detailed structural report on the chimney, including analysis of how the removal/demolition of surrounding buildings may affect its stability and details of any mitigation or remediation measures necessary to ensure the future stability of the chimney;*
- *Plans showing the precise location of surrounding buildings and structures in relation to the chimney, including details of any buildings or structures which are attached to the chimney and the structural relationship between those buildings and/or structures and the chimney; and*

- *Details of measures to protect the chimney for the duration of all demolition and construction works in association with the development hereby permitted.*

*The development, including all demolition and construction works, shall thereafter be carried out in accordance with the details thereby approved. No Demolition Works shall commence on Building B or Building C until all protection and/or mitigation measures required in association with the demolition and construction phases of the development have been installed in accordance with the details thereby approved. All such protection and/or mitigation measures shall thereafter be retained in accordance with the details thereby approved for the full duration of the demolition and construction phase of the development. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.*

**Submission to discharge this condition:**

a) Condition 7 - Chimney Inspection Report May 2023
b) Condition 7 - Chimney Protection Plan
c) Condition 7 - Existing Site Layout Plan
d) Condition 7 - Rose Consulting Technical Report
e) Condition 7 - Technical Details of Crash Barrier

<u>Condition 8</u> states:

*No works above ground level shall commence until details of any new walls and/or other structures which are to be constructed adjacent to the grade II listed chimney within the site ('Chimney at SE 14942 16846'), and a method statement including details of how such walls and/or structures would be constructed to prevent damage to the listed chimney, have been submitted to and approved in writing by the Local Planning Authority. The development, including the construction of any such walls and/or structures, shall be carried out in complete accordance with the details thereby approved.*

**Submission to discharge this condition:**

a) Rose Consulting Report (to follow).
b) Condition 8 – Technical Details N2 safety barrier

We trust that this information is sufficient to discharge the above conditions. However, please contact us if you have any questions or matters to discuss.

Yours faithfully,

Nick Willock MRTPI MRICS

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