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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 INCLUDING

TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD, HD1 6QT

LPA REF: 2025/91122

Dear Sir or Madam,

This application seeks to discharge conditions 5, 6, 7, 8, 9, 14, 18, 23, 24, 25, 28, 30, 34, 35, 36, 37, 38, 40 & 41 on the above planning permission.

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:

- 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 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 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 7 - Demolition Method Statement
- b) Condition 7 - Risk Assessment - Soft stripping, Remote and Top-Down Demolition
- c) Condition 7 - Risk Assessment - Working at height
- d) Condition 7 - Scaffold Design Plan J- JM26-0047C-B
- e) Condition 7 - Scaffold Design Plan JM26-0047A-B
- f) Condition 7 - Scaffold Design Plan JM26-0047B-B
- g) Condition 7 - Scaffold Design Plan JM26-0047D-B
- h) Condition 7 - Scaffold Design Plan JM26-0047E-B
- i) Condition 7 - Scaffolding technical details

Condition 8 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 8 - Chimney Inspection Report May 2023
- b) Condition 8 - Chimney Protection Plan
- c) Condition 8 - Existing Site Layout Plan
- d) Condition 8 - Rose Consulting Technical Report
- e) Condition 8 - Technical Details of Crash Barrier

Condition 9 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 9 – Technical Details N2 safety barrier

Condition 14 states:

Notwithstanding the submitted details, no works above ground level shall commence on the construction of the electricity substation hereby permitted, as shown on Proposed Site Plan drawing number: 1908 205 Rev F, until details of the design and external materials of the substation have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details and samples of the proposed external materials of the substation, which shall include the re-use of external walling materials from the demolition of

existing buildings on site. For any new or reclaimed materials which are proposed to be imported to the site for the development (i.e. any proposed materials which are not from the demolition of existing buildings within the site), samples of those materials shall be made available on site for inspection by the Local Planning Authority, which shall be notified in writing of their availability for viewing on site. The new electricity substation shall be constructed in complete accordance with the details and materials thereby approved, and shall be retained as such thereafter.

Submission to discharge this condition:

- a) Condition 14 - Sub Station Plans & Elevations

Condition 18 states:

No development or groundworks shall commence (other than those required for a site investigation report) until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Submission to discharge this condition:

- a) Condition 18 - Phase II Site Investigation Report

Condition 23 states:

Development shall not commence, other than Demolition, until a detailed scheme for foul, surface water and land drainage in association with the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- *Agreed discharge rates with the Lead Local Flood Authority indirectly or directly to watercourse;*
- *Attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event;*
- *Attenuation construction details/design;*
- *Plans and longitudinal sections;*
- *Hydraulic calculations;*
- *Phasing of drainage provision;*
- *Details of measures to be incorporated to prevent water pollution of the adjacent canal, including in association with potential hydrocarbons associated with the proposed service yard and its use by large vehicles;*
- *A risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure; and*
- *A maintenance and management plan for surface water infrastructure;*

If discharge to public sewer is proposed, the information shall also include, but not necessarily be exclusive to:

- *Evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;*
- *Evidence of existing positive drainage to public sewer and the current points of connection; and*
- *The means of restricting the discharge to public sewer to the existing rate less a minimum 50% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.*

No part of the development hereby permitted shall be first occupied or brought into use the drainage scheme for foul, surface water and land drainage has been provided on site and completed in accordance with the details thereby approved. There shall be no piped discharge of surface water from the development until all surface water drainage measures have been completed in accordance with the details thereby approved.

Submission to discharge this condition:

- a) Condition 23 - DR-C-2001-P02 Impermeable Areas Plan
- b) Condition 23 - DR-C-2005-P01 Proposed Drainage Layout
- c) Condition 23 - DR-C-2006-P02 External Levels Layout
- d) Condition 23 - DR-C-3002-P01 Drainage Details Sheet 2 of 2
- e) Condition 23 -DR-C-3001-P01 Drainage Details Sheet 1 of 2

Condition 24 states:

Development shall not commence until details of the proposed demolition and/or modification of existing building retaining walls abutting Quay Street, together with the design of any new building retaining walls adjacent to the highway have been submitted to and approved in writing by the Local Planning Authority. The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the lifetime of the development.

Submission to discharge this condition:

- a) Condition 24 - Cantilevered Foundation Calc
- b) Condition 24 - Proposed Foundation Plan

Please Note: The applicant is not proposing to modify existing retaining walls abutting Quay Street, or build any new retaining walls adjacent to the highway. The enclosed details seek to clarify this.

Condition 25 states:

No development shall commence, including demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following:

- *The point(s) of access to the site for construction traffic;*
- *Details of the times of use of the access(es);*
- *The numbers and sizes of vehicles expected to access the site;*
- *The routing of construction traffic to and from the site;*
- *Construction workers' and delivery parking facilities;*
- *The location of materials storage and site facilities;*
- *The use of traffic management/banksmen as necessary for large deliveries;*
- *The provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway;*
- *A pollution prevention plan for the adjacent canal, including measures to protect the canal from dust, debris and any run-off from exposed soils during demolition and construction works;*
- *Measures to control noise and vibration from all demolition and construction-related activities, to include details of restrictions on the hours of working on the site, including the times of deliveries;*

- *Measures to control dust from all demolition and construction-related activities, including measures to monitor and record the emissions of dust during construction;*
- *Measures for the sustainable disposal of construction waste from the site; and*
- *A communications plan, detailing the responsible person, their contact details, and how this will be communicated to local residents and the occupants of nearby premises, and to the Local Planning Authority.*

All demolition and construction works on site shall be carried out in full accordance with the CEMP thereby approved, which shall be implemented throughout the full duration of demolition and construction works on site.

Submission to discharge this condition:

- a) Condition 25 – CEMP by Emerald Green Investments Ltd

Condition 28 states:

Notwithstanding the details submitted, no part of the development hereby permitted shall be first occupied or brought into use until details of facilities for the storage and parking of cycles for the development, within the site, have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the design and materials of the proposed cycle storage area/enclosure and methods for securing cycles within that area. No part of the development hereby permitted shall be first occupied or brought into use until the cycle storage and parking facilities for the development have been provided in accordance with the details thereby approved, and the cycle storage and parking facilities shall be retained as such thereafter.

Submission to discharge this condition:

- a) Condition 28 - Cycle Shelter Plans

Condition 30 states:

No part of the development hereby permitted shall be first occupied or brought into use until dedicated facilities for the charging of electric vehicles have been installed in accordance with the Air Quality Impact / Mitigation Statement – Turnbridge Mills, Quay Street, Huddersfield, HS1 6QT, prepared by Robert Halstead Chartered Surveyors & Town Planners and dated April 2025 (received 23/04/2025) and Proposed Site Plan drawing number: 1908 205 Rev F, and until those facilities for the charging of electric vehicles have been made operational. Once installed, the electric vehicle charging facilities shall be retained for use thereafter.

Submission to discharge this condition:

- a) Condition 30 - EV Charging Point Plan

Condition 34 states:

No demolition works shall commence on Building B and/or Building C, until full details of all works relating to and/or affecting the retained wall(s) adjacent to the canal in association with the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include, but shall not necessarily be limited to:

- *Structural calculations to demonstrate that the retained wall(s) will be stable, including details of any modifications (including cross sections as necessary) that would be required to ensure the long-term stability of the wall(s);*
- *Details of any capping that may be required to the retained wall(s);*
- *Details of the design standard and design life of the retained wall (e.g. eurocodes for design standard and proposed design life);*
- *Details of the methods of testing that will be done to assess the structural properties of the existing wall(s);*
- *A timetable for the carrying out and completion of any works to the retained wall(s), relative to the rest of the development; and*
- *Responsibilities for the future maintenance of the wall(s).*

The development shall thereafter be carried out and completed in full accordance with the details and timetable thereby approved. The wall(s) shall thereafter be retained and maintained in accordance with the details 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.

Submission to discharge this condition:

- Condition 34 - Basement Retaining Wall - Building B
- Condition 34 - Building B Temp Work Calcs

Condition 35 states:

No development shall commence, including demolition, until a copy of a European Protected Species Licence and a Mitigation Method Statement in relation to bats have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the details thereby approved.

Submission to discharge this condition:

- Condition 35 - Confirmation of application for bat licence submitted
- Condition 35 – bat licence (to follow)

Condition 36 states:

No development shall commence, including demolition, until a detailed Precautionary Working Method Statement (PWMS) in respect of bats has been submitted to and approved in writing by the Local Planning Authority. The PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, the attendance of an Ecological Clerk of Works as required, and careful hand stripping around potential bat roosting features. In the event of encountering a bat during the works, all works shall cease until the Ecological Clerk of Works and Natural England have been contacted for advice on the best way to proceed lawfully, and until such advice has been received. Works shall only proceed on site in accordance with the advice received, and a record shall be kept of any such advice received, which shall be made available to the Local Planning Authority within five working days, in the event that a written request for the information is received from the Local Planning Authority. All contractors working on site shall be made aware of any such advice and provided with the contact details of the Ecological Clerk of Works.

Submission to discharge this condition:

- a) Condition 36 - Precautionary Works Method Statement

Condition 37 states:

No development shall commence, including demolition, until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include:

- *A summary of potentially damaging activities with reference to biodiversity;*
- *Identification of “biodiversity protection zones”;*
- *Practical measures, including physical measures and sensitive working practices, to avoid or reduce impacts during construction (these 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;*
- *Details of responsible persons and lines of communication;*
- *The role and responsibilities on site of an Ecological Clerk of Works;*

- *The use of protective fences, exclusion barriers and warning signs;*
- *Mitigation and/or precautionary measures for the Huddersfield Broad Canal Local Wildlife Site; and*
- *A Pollution Prevention Plan for the adjacent watercourse, using relevant good practice guidance (such as CIRIA C532).*

The CEMP: Biodiversity shall be fully implemented and adhered to throughout the construction period in complete accordance with the details thereby approved.

Submission to discharge this condition:

- a) Condition 37 - CEMP Biodiversity

Condition 38 states:

No part of the development hereby permitted shall be first occupied or brought into use until a Biodiversity Enhancement Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority. The BEMP shall include details of biodiversity enhancement measures, including the installation of six swift boxes as part of the development hereby permitted. No part of the development hereby permitted shall be first occupied or brought into use until all biodiversity enhancement measures have been installed in accordance with the BEMP thereby approved, and those measures shall be retained as such thereafter.

Submission to discharge this condition:

- a) Condition 38 - BEMP Swifts

Condition 40 states:

No works above ground level shall commence on the new buildings hereby permitted and no works shall commence on Building D (with the exception of works to stabilise Building D) until a scheme of security and crime prevention measures to be incorporated as part of the development has been

submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be first occupied or brought into use until all security and crime prevention measures have been installed and completed in accordance with the details thereby approved. The approved measures shall thereafter be retained and maintained for the lifetime of the development. For the avoidance of doubt, references within this condition to Building D refer to Building D as identified on Location Plan drawing number: 1908 65 Rev H.

Submission to discharge this condition:

- a) Condition 40 - Security & Crime Prevention Statement
- b) Condition 40 - External Lighting Plan
- c) Condition 40 - External CCTV Layout

Condition 41 states:

No works above ground level shall commence on the new buildings hereby permitted and no works shall commence on Building D (with the exception of works to stabilise Building D) until a scheme of hard and soft landscaping works for the development has been submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include:

- *Details of surfacing materials to hard-surfaced areas;*
- *Details of all boundary treatments, including details of any gates to the proposed service yard;*
- *Details of planting and soft landscaping within the site, including to the service yard area adjacent to the canal, including planting plans, details of species and planting schedules; and*
- *Details of the arrangements for the maintenance and management of soft-landscaped areas within the site for the lifetime of the development.*

The development shall be carried out in complete accordance with the details thereby approved. All hard landscaping works shall be completed in accordance with the details thereby approved prior to the first occupation of any part of the development hereby permitted. All soft landscaping works shall be completed in accordance with the details thereby approved by no later than the end of the first planting season following the substantial completion of the development. The soft landscaping shall thereafter be maintained and managed in accordance with the details thereby approved. For the avoidance of doubt, references within this condition to Building D refer to Building D as identified on Location Plan drawing number: 1908 65 Rev H.

Submission to discharge this condition:

- a) Condition 41 – External Works Plan
- b) Condition 41 – Soft Landscape Plan

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

Robert Halstead Chartered Surveyors & Town Planners