



**Canal &
River Trust**

Making life better by water

Kirklees Metropolitan Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Your Ref 2026/90946

Our Ref CRTR-PLAN-2026-46550

Friday 24 April 2026

Dear Farzana Tabasum,

Proposal: Discharge of details reserved by conditions 5 , 6 , 7, 8 (Demolition Works), 9 (new walls/other structures), 14 (electricity substation), 18 (Phase II Intrusive Site Investigation Report), 23 (drainage), 24 (new building retaining walls), 25 (CEMP), 28 (cycles), 30 (evc), 34 (retained walls), 35 (Mitigation Method Statement), 36 (PWMS), 37 (CEMP: Biodiversity), 38 (BEMP), 40 (security and crime prevention measures), 41 (landscaping) on previous permission 2025/91122 for Redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retainer adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works

Location: J L Brierley, Turnbridge Mills, Quay Street, Huddersfield

Waterway: Huddersfield Broad Canal

Thank you for your consultation relating to the discharge of conditions on a planning permission.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust own and manage the Huddersfield Broad Canal, which runs next to the application site.

Conditions 7, 8, 9, 18, 23, 25, 34, 35, 36, 37, and 40 are of relevance to the Trust. Our comments in relation to the details provided with respect to each condition are provided below:

Condition 7 (Demolition)

We have received the details provided in relation to Condition 7. Our comments in relation to Condition 6 on application reference 2026/90889 (relating to the discharge of conditions for the concurrent Listed Building application) also apply to this scheme.

Works to demolish building B include works next to the canal. There is a significant risk that works here could result in debris reaching the waterway (where it could cause localised water pollution) or result in hazards to passing boats (through the fall of larger debris).

Having reviewed the details, we request that additional information is provided on the following matters:

Canal & River Trust Spatial Planning Team

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Scaffolding Oversailing the Canal

The scaffolding details provided indicate that scaffolding will oversail the canal. Debris netting is proposed. However, due to the proximity to waterspace, we do request that additional measures including the use of double boarded platforms and sheeting on the walkways for the scaffolding platforms should be specified in order to reduce the extent of small scale dust and debris that could otherwise reach the waterspace below.

We request that this detail should be specified in the submitted details prior to the commencement of demolition works on the building.

Demolition Sequence

From a health and safety perspective, the Trust have concern that the methodology for the construction of Building B states that works will be “Starting at the furthest end from the canal side”, where “floors will be removed one bay at a time”. This indicates that the demolition activities will be working towards the canal elevation, with the possible risk of a free standing wall remaining above the canal on each floor as demolition progresses. The canal is publicly accessible space, with boats travelling below. We are therefore concerned that the sequencing could destabilise the remaining wall prior to its removal.

To safeguard users of the canal below, we request that the demolition works should specify the use of breakers and more controlled methods to limit the potential for any large scale collapse of the freestanding structure as it is taken down. We request that details of this should be provided prior to the discharge of this condition.

Conditions 8 and 9 (Works in Proximity to the Chimney)

We have reviewed the submitted details, and have no issue with the evidence and information provided relating to Condition 7 and Condition 8. As a result, we have no issue with the discharge of these two conditions.

Condition 18 (Phase II Intrusive Site Investigation Report)

We understand that the Phase II report highlights a low risk to Controlled Waters. We request that the Local Planning Authority, taking account of expert advice as necessary, ensure that they are comfortable with the conclusions of the report. Subject to this, we have no issue with the discharge of this condition.

Condition 23 (Drainage)

The proposals seek to re-use an existing outfall to the Huddersfield Broad Canal.

The Trust need to assess details with regards to any discharge to the canal to assess whether the proposals could impact water management on the canal (which could impact flood risk elsewhere) and/or the safety of passing vessels. We therefore request that details in relation to the existing and proposed discharge rate and velocity from the outfall are provided so that we can undertake this assessment. We request that the condition should not be discharge prior to the receipt of this information.

The re-use of the outfall for the new occupier would require consent and a commercial agreement from the Canal & River Trust. We are not a land drainage authority, and consent cannot be fully guaranteed.

We request that the applicant should contact the Trust's Utilities section at utilitiesenquiry@canalrivertrust.org.uk or on 07483351479 to ensure that they get appropriate consent for the discharge shown.

Condition 25 (Construction Environmental Management Plan)

Section 4.1 details measures to control for pollution risks to the canal. These include silt fencing and debris netting and appear generally appropriate.

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As detailed in our response to Condition 7, we request that double boarded platforms and sheeting on the walkways for the scaffolding platforms should be specified in order to reduce the extent of small scale dust and debris that could otherwise reach the waterspace below. We would welcome additional text within section 4.1 to include this measure.

Condition 34 (Canal Retaining Wall)

The submitted details include the use of a concrete mass fill behind the retaining wall, with supporting calculations to indicate that this will provide adequate support for the structure.

We request that the mass retaining structure should be installed prior to the demolition above. Should this not be the case, then temporary additional support may be required prior to the installation of the concrete wall.

In addition to the above, long term maintenance of the wall would be required to prevent water ingress from the canal. We would welcome further detail on whether expansion joints will be included in the concrete full, and details of how the concrete will tie in at the joints.

We request that information on the above should be provided prior to the discharge of this condition.

Condition 35, 36 and 37 (Protected Species/Bat information)

We understand that a bat licence has been submitted. We have received the information supplied in respect to these 3 conditions, and have no issue with the detail provided. As a result, we have no issue with the discharge of these three conditions.

Condition 37 (CEMP: Biodiversity)

We have received the information supplied and have no issue with the detail provided. As a result, we have no issue with the discharge of this condition.

Condition 40 (Security Measures)

We note that the proposed security measures include security lighting which would involve light spill onto the canal corridor. The canal is a potential habitat for bat foraging and commuting, which could be disturbed by significant light spill.

Taking account of expert advice as necessary, we request that the Local Planning Authority satisfy themselves that the proposals will not cause harm to potential bat populations in the local area.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

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Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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