

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/90946/W
Site Address:	J L Brierley, Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT
Description:	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) 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
Recommending Officer:	Farzana Tabasum

DECISION – Discharge of condition – Split decision

I hereby authorise the split decision of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 10-Sep-2026

Application: 2026/90946

Site: J L Brierley, Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT

Proposal: Discharge of details reserved by conditions 5 (Building Recording), 6 (Building D Recording), 7 (Demolition Method Statement), 8 (Chimney Method Statement), 9 (new walls and/or other structures adjacent chimney), 14 (electricity substation), 18 (Phase II Intrusive Site Investigation Report), 23 (drainage), 24 (new building retaining walls), 25 (CEMP), 28 (cycles), 30 (electric vehicle charging facilities), 34 (retained canal walls), 35 (Mitigation Method Statement), 36 (PWMS), 37 (CEMP: Biodiversity), 38 (BEMP) and 40 (security and crime prevention measures) 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 retained 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.

Overview

Planning permission 2025/91122 has been amended through Non-Material Amendment application 2026/91066, approved 11/05/2026. Where relevant, the amended condition wording, approved drawings and approved supporting documents introduced through application 2026/91066 have been considered in the assessment of this discharge of conditions application.

Condition 5 – building recording

5. 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.

Reason: *To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest*

and importance associated with the buildings that would be lost as a result of the proposed development, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that the scheme of building recording for each Building is carried out and completed before that Building is demolished.

Submitted Details

- Turnbridge Mills Quay Street, Huddersfield, West Yorkshire: Record of Selected Buildings, prepared by Stephen Haigh, dated March 2026.

Summary of Consultation Responses

West Yorkshire Archaeology Advisory Service, comments dated 14/04/2026:

WYAAS reviewed the submitted building recording report and confirmed that the recording work had been completed to an acceptable professional standard in accordance with the agreed Written Scheme of Investigation. WYAAS advised that the report adequately describes the historic structures, details their development and significance, and provides satisfactory permanent preservation by record prior to alteration and demolition. WYAAS further confirmed that the final report and archive have been approved and deposited with the Historic Environment Record and that no further heritage mitigation is required.

Historic England - comments dated 20/04/2026 on 2026/90889:

In this case Historic England advised that the views of the Council's specialist conservation and archaeological advisers be sought.

For information, on the 2026/90889 discharge of condition application for the parallel listed building consent 2025/91645, which has the same condition, Historic England noted that a Level 2 recording had been undertaken for Building B and a Level 1 recording for the remaining structures. Historic England advised that a Level 3 survey would have provided a more comprehensive record of the buildings' significance but acknowledged that the condition itself did not specify a particular level of recording.

Conservation and Design - comments dated 08/05/2026 on 2026/90889:

The Conservation and Design Officer confirmed that whilst a higher level survey had originally been considered, agreement had subsequently been reached that a Level 2 survey would be proportionate and acceptable in this instance.

Officer Assessment

The purpose of condition 5 is to ensure that the architectural and historic interest of the affected buildings is appropriately recorded before demolition and alteration works take place.

The submitted reports provide a photographic, documentary and survey-based record of the relevant structures. The reports have been reviewed by WYAAS, who confirm that the work has been completed to an acceptable professional standard and in accordance with the agreed Written Scheme of Investigation. Significant weight is attached to the advice of WYAAS as the Council's specialist archaeological advisor.

Historic England's comments, advising that a Level 3 Recording should be done, are noted. Whilst Historic England would have preferred a higher level of recording, it is material that the condition itself did not expressly require Level 3 recording. It is also material that Conservation and Design officers confirm that a Level 2 recording had previously been agreed as acceptable in this instance, with the specific submitted evidence being considered acceptable and commensurate to the heritage significance of the asset(s) in question.

While a higher level of recording may, from certain perspectives, be preferable, conditions and officers must act reasonably and proportionate to the development in question. Both Conservation and Design and WYAAS officers consider the recording to be appropriate. Taking account of the submitted details and specialist consultee responses, officers are satisfied that the submitted building recording is proportionate to the requirements of the condition and provides an acceptable record of the affected heritage assets.

The submitted information is considered sufficient to satisfy the requirements of condition 5 and as such recommended for discharge.

Condition 6 - Building D Recording

6. 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.

Reason: *To secure and safeguard provision for the inspection and recording of items, fabric and matters of historic and/or archaeological interest and importance associated with Building D that may be affected as a result of the proposed development/works, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.*

Submitted Details

- Turnbridge Mills Quay Street, Huddersfield, West Yorkshire: Record of the former engine house, prepared by Stephen Haigh, dated March 2026.

Summary of Consultation Responses

West Yorkshire Archaeology Advisory Service - comments dated 14/04/2026

WYAAS confirmed that the submitted recording had been completed to an acceptable professional standard in accordance with the approved Written Scheme of Investigation and that the completed archive had been deposited with the Historic Environment Record.

Officer Assessment

Condition 6 requires the completion of building recording works associated with Building D and confirmation that the completed record has been submitted to the Historic Environment Record.

The submitted report provides a detailed photographic record of the former engine house and has been reviewed by WYAAS. WYAAS confirms that the recording has been undertaken in accordance with the approved methodology and that the resulting archive provides an appropriate permanent record of the building.

Officers are satisfied that each requirement of condition 6 has been adequately addressed therefore recommended for discharge.

Condition 7 - Demolition Method Statement:

7. 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.

Reason: *To ensure that demolition works are carried out appropriately and to protect the character and fabric of retained buildings, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that relevant measures are considered, devised and approved at an appropriate stage of the development process, prior to the demolition of the relevant buildings.*

Submitted Details

- Demolition Method Statement by PERSES SAFETY Limited;
- Risk Assessment – Soft Stripping, Remote and Top-Down Demolition;
- Risk Assessment – Working at Height;
- Scaffold Design Plans JM26-0047A-B, JM26-0047B-B, JM26-0047C-B, JM26-0047D-B, and JM26-0047E-B;
- Scaffolding Technical Information;
- Drawing 3310 74B – Basement Retaining Wall Building B -received 06/05/2026;
- Covering Note to submissions dated 8th May 2026 re: Turnbridge Mills - Canals and Rivers Trust comments - Conditions 7, 23 & 34 received 08/05/2026;
- Condition 7 and 25 - Scaffolding Cross Section - received 08/05/2026;
- Conditions 7, 25 and 34 - 3310 74B Basement Retaining Wall - Building B - received 08/05/2026;

Summary of Consultation Responses

Canal & River Trust - comments dated 18/05/2026

Following receipt of additional information, Canal & River Trust confirmed that it was satisfied that adequate information had been provided and raised no objection to discharge of the condition.

Conservation and Design - comments dated 08/05/2026 on 2026/90889

The submitted demolition methodology was considered acceptable. Conservation and Design noted that demolition of Building B should not take place until funding has been secured for the replacement building. Officers note that this matter is separately controlled through the Section 106 Agreement attached to the parent planning permission.

Officer Assessment

Condition 7 requires the submission of an acceptable demolition methodology to ensure demolition works are undertaken in a controlled manner and without harm to retained heritage assets or the adjacent canal environment.

The submitted methodology provides comprehensive details of demolition sequencing, scaffolding arrangements, debris containment measures and canal protection measures. Additional information was submitted following comments from Canal & River Trust, including details of netting, scaffold protection, pontoon arrangements and phased demolition methodology.

Canal & River Trust has subsequently confirmed that it is satisfied with the submitted information. Officers are satisfied that the submitted methodology provides an appropriate framework for carrying out demolition works safely and in a manner which protects retained buildings and the adjacent canal. Condition 7 is recommended for discharge.

Ongoing Requirement

All demolition works shall be undertaken in full accordance with the approved Demolition Method Statement, scaffolding arrangements, debris protection measures and canal safeguarding measures.

Condition 8 - Chimney Method Statement:

8. 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.

Reason: *To ensure the protection of the grade II listed chimney during the development, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that relevant measures are considered, devised and approved at an appropriate stage of the development process, prior to any demolition or other works being carried out which may affect the listed chimney.*

Submitted Details

- *Rose Consulting Engineers report ref: RCE6909;*
- *Existing detail plan ref: 3310 25;*
- *Temp protection plan ref: 3310 29;*
- *Inspection of works to chimney MTG/NMG/11/2015*
- *Temporary barrier technical information ref: CBS120200*

Summary of Consultation Responses

Conservation and Design (comments dated 08/05/2026)

The Conservation and Design Officer confirmed that the chimney inspection demonstrates that the chimney stack is structurally independent from the surrounding buildings. However, areas of deterioration, particularly to the mortar joints, were identified and it was advised that repairs to the mortar joints, together with all recommended remedial works identified within the inspection report, should be carried out prior to demolition works in the vicinity of the chimney in order to safeguard the ongoing stability and preservation of the listed structure.

Canal & River Trust (comments dated 21/04/2026 and 18/05/2026)

The Canal & River Trust confirmed within its initial consultation response that it had no issue with the submitted evidence relating to the protection of the listed chimney. Following receipt of additional information, the Trust confirmed in its final comments dated 18/05/2026 that it had no objection to the discharge of the condition.

As this condition is identical to condition 7 attached to the parallel Listed Building Consent (2025/91645), the consultation responses provided on the discharge of condition application 2026/90889, remain directly applicable to this application.

Officer Assessment

Condition 8 is identical in wording and purpose to condition 7 attached to the parallel Listed Building Consent reference 2025/91645. The same information has been submitted in support of both applications and has been assessed by officers.

Condition 7 of the Listed Building Consent has already been approved on the basis of the submitted details. Officers are satisfied that those conclusions are equally applicable to this planning condition. The purpose of the condition is to ensure that the retained grade II listed chimney is appropriately safeguarded throughout the demolition and construction phases of the development.

The submitted structural information confirms that the chimney is structurally independent from the surrounding buildings and demonstrates that demolition of the adjoining buildings can be undertaken without compromising the stability

of the retained chimney. The submitted plans clearly identify the relationship between the chimney and surrounding structures, whilst the submitted methodology details the temporary protection measures to be installed throughout demolition and construction.

The Conservation and Design Officer has confirmed that repairs to the deteriorated mortar joints, together with all recommended remedial works identified within the structural inspection, should be undertaken prior to demolition works in the vicinity of the chimney. Officers agree with this advice and note that these requirements form part of the ongoing obligations of the condition.

Overall, officers are satisfied that the submitted information provides a suitable basis for safeguarding the retained listed chimney throughout demolition and construction works. As the submitted details are identical to those approved pursuant to condition 7 of Listed Building Consent 2025/91645, officers are satisfied that they are equally sufficient to satisfy the requirements of condition 8 of the planning permission.

Subject to the approved protection measures and identified remedial works being implemented before and throughout demolition and construction works in accordance with the approved methodology, the submitted information is considered sufficient to satisfy the requirements of condition 8. Therefore, condition 8 is recommended for discharge.

Condition 9 - new walls and/or other structures adjacent chimney

9. 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.

Reason: *To ensure the protection of the grade II listed chimney during the development and following its completion, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.*

Submitted Details

- *Proposed chimney protection plan ref: 3310 28C;*
- *Rose Consulting Engineers letter dated 12/06/2026*

Summary of Consultation Responses

Conservation and Design (comments dated 08/05/2026)

The Conservation and Design Officer advised that the proposed reduction in the height of the new wall is acceptable in principle. However, careful consideration should be given to the proximity of the listed chimney and all works should be undertaken in a manner that safeguards both its structural integrity and its setting.

Canal & River Trust (comments dated 21/04/2026 and 18/05/2026)

The Canal & River Trust confirmed that it had no objection to the submitted details relating to works adjacent to the listed chimney and remained satisfied following submission of the additional information.

As this condition is identical to condition 8 attached to the parallel Listed Building Consent (2025/91645), these consultation responses are equally applicable to the current application.

Officer Assessment

Condition 9 is identical in wording and purpose to condition 8 attached to Listed Building Consent reference 2025/91645. The same drawings and supporting technical information have been submitted under both applications and have already been assessed by the Officers through the parallel Listed Building Consent discharge application.

Condition 8 of the Listed Building Consent has already been approved on the basis of these submitted details. Officers consider that the same conclusions apply equally to this planning condition.

The purpose of the condition is to secure details of new walls and structures adjacent to the listed chimney and to ensure that such works are designed and constructed in a manner which prevents damage to the heritage asset during construction and safeguards its structural integrity thereafter.

The originally submitted information has been supplemented by revised canal-side external works drawings together with additional structural information relating to the proposed permanent protective barriers. Concerns had previously been raised regarding the potential for accidental vehicle impact on the listed chimney from vehicles manoeuvring or parking immediately adjacent to it. In response, the applicant submitted amended details incorporating permanent Armco barriers, additional bollards and revised external works arrangements.

The revised drawing (ref. 3310 28C) demonstrates the location of the proposed permanent barriers surrounding the chimney and confirms an increased level of physical separation between vehicle movements and the listed structure. The accompanying structural assessment by Rose Consulting Engineers confirms that the proposed Armco barrier arrangement is suitable for restraint against the relevant HGV loading requirements in accordance with BS6180, BS6399 and the relevant Eurocode standards, subject to installation in accordance with the submitted specification.

The proposed black finish to the Armco barrier is also considered appropriate, providing a more visually recessive appearance than a galvanised finish and thereby reducing its prominence within the setting of the grade II listed chimney. Whilst the introduction of permanent protective barriers represents an additional feature within the site, officers are satisfied that their scale, appearance and function remain subordinate to the listed structure and that they provide an appropriate long-term balance between protecting the heritage asset and preserving its significance.

The Conservation and Design Officer considers the reduced wall height acceptable in principle, whilst the Canal & River Trust has raised no objection to the revised details.

Having regard to the submitted technical information, amended barrier arrangements and supporting structural justification, officers are satisfied that the submitted details adequately demonstrate how new walls and structures adjacent to the listed chimney will be constructed and protected so as to prevent damage to the listed structure.

As these details are identical to those approved pursuant to condition 8 of Listed Building Consent 2025/91645, officers are satisfied that they are equally sufficient to satisfy the requirements of condition 9 of the planning permission.

Subject to the approved permanent Armco barriers, bollards and associated protective measures being installed and retained in accordance with the approved details, together with the construction of all adjacent works in accordance with the approved drawings, the submitted information is considered sufficient to satisfy the requirements of condition 9 and as such recommended for discharge.

Condition 14 - electricity substation:

14. 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.

Reason: *In the interests of visual amenity and in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

Submitted Details:

- Sub Station Plans & Elevations ref:3310 45F, received 25/08/2026
- Electric sub station roof materials brochure - received 25/08/2026

Summary of Consultation Responses:

Informal discussions with case officer of planning application 2025/91122 – 04/06/2026

Officer Assessment

Condition 14 requires details of the design and external materials of the proposed electricity substation to be submitted and approved prior to above ground construction works commencing.

Officers expressed initial concerns over the details proposed specifically seeking confirmation / further details on the walling and roofing material, and colour of the door. The revised submitted information/plan includes comprehensive details of the proposed appearance and external materials of the substation. Officers have reviewed the submitted details which indicates a typical box type, with pitch roof electricity substation, to be constructed in reclaimed stone from demolished on-site buildings and the pitched roof shown to be constructed using GRP Textured - slate effect. While officers expressed a preference for true slate roof, of a steeper pitch, this has been accepted as not feasible due to operational and health and safety grounds, relating to the site's function as a substation. The substation will be located on site in an area appropriate within the context of the site as previously approved on the main planning permission 2025/91122.

The proposed design and use of reclaimed stone from the demolished buildings on site is considered would provide an acceptable appearance when viewed within the site and surrounding area. The submitted details, specifically the plan ref. Sub Station Plans & Elevations ref:3310 45F is considered sufficient to satisfy the requirements of condition 14 and is therefore recommended for discharge. It is not recommended that Electric substation roof materials brochure be included as an approved plan, as it is considered evidence / supporting details to demonstrate that the roofing material, as specified in 3310 45F, is acceptable.

Ongoing Requirement

The electricity substation shall be constructed in accordance with the approved details and materials and retained as such thereafter.

Condition 18 - Phase II Intrusive Site Investigation Report:

18. 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.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.

Submitted Details

Phase 2 Ground Investigation Report Ref. 25072-GI prepared by Abbeydale Geoscience Limited dated 25 March 2026.

Summary of Consultation Responses

Environmental Health – comments dated 10/05/2026

Environmental Health reviewed the submitted updated Phase 2 Ground Investigation Report and confirmed that it satisfactorily addresses previous concerns regarding methane monitoring and gas risk assessment. Additional gas monitoring has been undertaken, including monitoring during periods of falling atmospheric pressure.

Environmental Health accepts the information within the updated report and sites characterisation and agrees with the reports conclusion that no remediation measures are necessary.

Officer Assessment

Condition 18 requires submission and approval of a Phase II Intrusive Site Investigation Report prior to development or groundworks commencing. Environmental Health previously raised concerns regarding the interpretation of isolated methane readings recorded during the original monitoring regime. The revised report includes additional monitoring data and a detailed reassessment of the site's gas regime.

The submitted report demonstrates that the elevated methane concentrations were isolated occurrences and do not represent a sustained contamination risk. The report further concludes that there will be no significant pathways between future site users and underlying soils and therefore no remediation measures are required. Environmental Health has reviewed the revised report and accepts both the methodology and conclusions reached.

Having regard to the submitted information and specialist advice received from Environmental Health, officers are satisfied that the requirements of condition 18 have been met.

The submitted information is considered sufficient to satisfy the requirements of condition 18 and is therefore recommended for discharge.

Ongoing Requirement

No ongoing requirements arise directly from Condition 18.

Condition 23 – drainage

23. 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.

Reason: In the interests of providing satisfactory drainage to serve the development, including appropriate measures to prevent the pollution of

watercourses, in accordance with Policies LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that measures to provide the necessary drainage infrastructure for the development are devised and approved at an appropriate stage of the development process.

Submitted Details

- S12097-JNP-XX-XX-RP-C-1002 SUDS Management & Maintenance Plan, Rev P02 dated 20/05/2026
- Causeway Surface Water Calculations, by JNP group Consulting Engineers, dated 20/05/2026
- S12097-JNP-XX-XX-DR-C-2001-P02 - Impermeable Areas Plan
- S12097-JNP-XX-XX-DR-C-2005-P01 - Proposed Drainage Layout
- S12097-JNP-XX-XX-DR-C-2006-P02 - External Levels Layout
- S12097-JNP-XX-XX-DR-C-3001-P01 - Drainage Details Sheet 1 of 2
- S12097-JNP-XX-XX-DR-C-3002-P01 - Drainage Details Sheet 2 of 2
- Covering note in response to Canals and Rivers Trust comments - Conditions 7, 23 & 34 – received 08/05/2026
- Inspection and maintenance guide by Wavin AquaCell NG 2023 - received 07/05/2026
- Risk Assessment ref: 043 - received 07/05/2026
- Risk Assessment ref: 037- received 07/05/2026
- Risk Assessment ref: RA036- received 07/05/2026
- Risk Assessment ref: 006 RA - received 07/05/2026
- Method Statement ref: 016 by Emerald Green (installation of attenuation tank)

Summary of Consultation Responses

Lead Local Flood Authority – comments dated 03/05/2026

The LLFA initially advised that the condition could not be discharged due to the absence of hydraulic calculations, drainage phasing information, a maintenance and management plan and a risk assessment and method statement relating to access to the attenuation structure.

The applicant subsequently submitted the additional information requested, including the SUDS Management and Maintenance Plan, hydraulic calculations, risk assessments and supporting engineering information.

Canal & River Trust - comments dated 18/05/2026, email correspondence dated 03/06/2026 to applicant & subsequent email received 16/06/2026 from C&RT

The Canal & River Trust initially requested further information regarding the proposed canal discharge arrangements. Following submission of additional information and subsequent correspondence with the applicant, the Canal &

River Trust confirmed that its concerns had been satisfactorily addressed and no longer objected to discharge of the condition.

Yorkshire Water – comments dated 05/05/2026

No objections in principle to:

- 1) The proposed separate systems of drainage on site and off site
- 2) The proposed amount of curtilage surface water to be discharged to the public combined water sewer at a restricted rate of 9.4 (nine point four) litres/second
- 3) The proposed point of discharge of foul water to the public 600mm diameter combined sewer in Quay Street and Surface water (serving the northwestern carpark), discharging to the public 750mm diameter combined sewer in Old Leeds Road
- 4) The submitted drawing shows surface water for the rest of the site proposed to be drained to watercourse submitted on drawing S12097-JNP-XX-XX-DR-C-2005 (revision P01) dated 28/11/2025 that has been prepared by JNP Group.

Officer Assessment

Condition 23 seeks to ensure that an appropriate foul, surface water and land drainage strategy is secured prior to development commencing, and that suitable measures are incorporated to manage flood risk, provide adequate drainage infrastructure and prevent pollution of the adjacent Huddersfield Broad Canal and wider water environment.

Bullet Point assessment:

Agreed discharge rates with the Lead Local Flood Authority indirectly or directly to watercourse

The submitted drainage strategy identifies the proposed discharge arrangements for the development and includes supporting hydraulic calculations and drainage design information.

The submitted information has been reviewed by the LLFA who raise no objection to the proposed discharge rates and drainage strategy. Whilst the Canal & River Trust initially sought clarification regarding discharge rates and discharge velocity associated with the canal outfall, these matters were subsequently addressed through the submission of further information and discussion with the applicant.

Officers are satisfied that the discharge arrangements have been adequately demonstrated and accepted by the relevant technical consultees.

Attenuation for the critical 1 in 100 year plus climate change rainfall event

The submitted Causeway Surface Water Calculations assess the performance of the drainage system during the critical 1 in 100 year storm event including an allowance for climate change.

The LLFA notes that a predicted flooding volume of approximately 1.34m³ occurs at Node 9 during the critical event. However, the LLFA specifically advises that this volume is limited and acceptable on this occasion and therefore raises no objection.

Officers attach significant weight to the specialist advice of the LLFA and are satisfied that adequate attenuation has been demonstrated for the critical design event.

Attenuation construction details and design

Detailed engineering drawings and drainage detail sheets have been submitted showing the proposed attenuation infrastructure and associated drainage components. The submitted information includes details of the attenuation tank, flow control devices and associated drainage features.

The LLFA has reviewed the submitted information and raises no objection.

Officers are satisfied that sufficient attenuation design and construction details have been provided.

Plans and longitudinal sections

The submitted drainage package includes an Impermeable Areas Plan, Proposed Drainage Layout, External Levels Layout and detailed drainage construction drawings.

Collectively, these drawings identify drainage catchments, pipework, attenuation infrastructure, levels and drainage connections.

Officers are satisfied that sufficient plans and engineering information have been submitted to satisfy this requirement.

Hydraulic calculations

Causeway Surface Water Calculations have been submitted and reviewed by the LLFA. The calculations demonstrate the operation of the proposed drainage system under a range of storm events and provide the technical justification for the proposed drainage strategy.

The LLFA has confirmed that the submitted calculations are acceptable.

Officers are satisfied that this element of the condition has been addressed.

Phasing of drainage provision

The submitted information identifies how drainage infrastructure will be delivered as part of the development and implemented alongside the wider construction programme.

The LLFA initially requested further clarification regarding drainage phasing. Following submission of the additional information, the LLFA confirmed that this element of the condition has been met.

Officers are satisfied that adequate information has been provided regarding the phasing of drainage infrastructure.

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.

The submitted drainage strategy incorporates measures to prevent pollution entering the adjacent canal, including the provision of an oil separator and associated treatment measures to address runoff from hard surfaced areas and the service yard.

The LLFA specifically confirmed that the proposed oil separator arrangements were acceptable.

The submitted measures are considered appropriate to reduce the risk of hydrocarbon contamination and other pollutants entering the canal.

Officers are satisfied that suitable pollution prevention measures have been incorporated into the drainage strategy.

Risk assessment and method statement in accordance with CDM Regulations 2015, for access to and into the attenuation structure

The applicant has submitted a series of risk assessments together with a method statement relating to installation, access and maintenance of the attenuation system.

The LLFA originally identified the absence of this information as one of the reasons preventing discharge of the condition. Following submission of the risk assessments and method statement, the LLFA confirmed that its concerns had been resolved.

Officers are satisfied that this requirement has been addressed.

Maintenance and management plan for surface water infrastructure

A SUDS Management and Maintenance Plan has been submitted.

The plan identifies inspection frequencies, maintenance procedures, management responsibilities and operational requirements associated with the long-term management of the drainage infrastructure.

The LLFA specifically confirmed that the maintenance arrangements for the drainage infrastructure and associated flow control devices are acceptable.

Officers are satisfied that an appropriate maintenance regime has been secured.

Evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical

The submitted drainage information identifies the proposed drainage arrangements and points of discharge serving the development. The LLFA raises no objection to the proposed arrangements and confirms that the submitted information is sufficient to satisfy the requirements of the condition.

Officers are therefore satisfied that adequate information has been provided regarding the proposed drainage connections.

Evidence of existing positive drainage to public sewer and the current points of connection; and

The submitted proposed drainage drawing identifies that a portion of the site drains surface water to the adjacent canal via a new outfall and the other portion to the YW Combined sewer. No current points of connection are being utilised. The LLFA raises no objection to the proposals to discharge surface water from the new development and confirms that the submitted information is sufficient to satisfy the requirements of the condition. Similarly, Yorkshire Water have raised no objections.

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.

The Flood Risk Assessment & Drainage Strategy document prepared by JNP Group that was submitted with the original Planning Application (2025/91122) provided sufficient evidence in Section 5.0 that the discharge rate of surface water is limited to 50% of the existing rate. The LLFA consultation response submitted with 2025/91122 confirmed that this was acceptable and that the previous submitted information was sufficient to satisfy this element of the condition.

Having regard to the submitted drainage information, the consultation responses received from the LLFA, Canal & River Trust and Yorkshire Water, and the requirements of the condition, officers are satisfied that each requirement of condition 23 has been individually assessed and adequately addressed.

The submitted drainage strategy provides acceptable foul, surface water and land drainage arrangements, incorporates appropriate attenuation for the critical 1 in 100 year plus climate change event, includes suitable pollution

prevention measures, provides adequate management and maintenance arrangements and has been accepted by the Canal & River trust, LLFA and Yorkshire Water.

Accordingly, officers are satisfied that the submitted information fully satisfies the requirements of condition 23 and recommended for discharge.

Ongoing Requirement

No part of the development shall be occupied or brought into use until the approved foul, surface water and land drainage infrastructure has been installed and completed in accordance with the approved details.

There shall be no piped discharge of surface water from the development until all approved surface water drainage measures have been completed in accordance with the approved scheme.

The approved drainage infrastructure shall thereafter be retained, managed and maintained in accordance with the approved SUDS Management and Maintenance Plan for the lifetime of the development.

Condition 24 - new building retaining walls:

24. 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.

Reason: In the interests of highway safety and to ensure that the stability of the highway is not detrimentally affected by development.

This pre-commencement condition is necessary to ensure that measures to protect the stability of the highway are satisfactorily addressed, devised and approved at the appropriate stage of the development process, before any works commence on the development.

Submitted Details

- Accepted Design & Check Certificate dated 17/07/2026
- Construction sequence drawings (RW2D, RW3D & RW4D)

Summary of Consultation Responses

Highways Structures – details sufficient and Design and Construction certificate signed

Officer Assessment

The requirements of condition 24 seek to ensure that the demolition and modification of the existing retaining wall, together with the design of the replacement retaining wall adjacent to Quay Street, are satisfactorily designed so that the stability of the adjoining highway is maintained throughout the demolition and construction process in the interests of highway safety.

During the consideration of this application, the submitted structural details were subject to a number of revisions following discussions with the Council's Highways Structures Officer. The final submitted package comprises an Accepted Design and Check Certificate together with construction sequence drawings (RW2D, RW3D and RW4D), which have been revised to address the technical comments raised during the assessment process.

The Design and Check Certificate confirms that the proposed retaining structure has been designed and independently checked in accordance with the relevant British Standards for structural loading, earth retaining structures and geotechnical design, and that the design has been accurately translated into the associated construction drawings. The certificate has subsequently been accepted by Council's Bridges and Structures Manager on 17 July 2026.

The submitted construction sequence drawings identify the location of the temporary highway support structure adjacent to Quay Street and demonstrate the phased methodology for supporting the highway before demolition commences, undertaking the demolition in a controlled manner, and constructing the permanent retaining structure whilst maintaining highway stability throughout the works.

The Council's Highways Structures Manager has confirmed that the revised details are sufficient to satisfy the requirements of the condition and has accepted the Design and Check Certificate. It is therefore considered that the submitted information demonstrates that the proposed retaining wall works have been appropriately designed and that the stability of Quay Street will be safeguarded during both the demolition and construction phases.

Accordingly, the submitted details satisfy the requirements of condition 24 and the condition is recommended for discharge.

Ongoing Requirement

The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the lifetime of the development.

Condition 25- CEMP

25. 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.

Reason: In the interests of highway safety, to protect the water environment from pollution, to safeguard the amenities of the occupants of nearby properties, and to ensure the sustainable disposal of construction waste, in accordance with Policies LP21, LP24, LP34 and LP52 of the Kirklees Local Plan and Chapters 9 and 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that measures to avoid obstruction to the highway network, avoid increased risks to highway safety, protect the water environment and prevent or minimise amenity impacts are devised and approved at an appropriate stage of the development process.

Submitted Details

- Updated CEMP Rev C - received on 07/05/2026
- Appendix B Proposed Contractors Compound Plan ref:3310-04 Rev B - received 15/05/2026
- Basement Retaining Wall - Building B ref: 3310 74B (for conditions 7, 25 and 34) - received 08/05/2026
- Scaffolding Cross Section (for conditions 7 and 25) - received 08/05/2026

Summary of Consultation Responses

DM Highways - comments dated 03/06/2026:

DM Highways reviewed the submitted CEMP Rev C and associated plans and confirmed that satisfactory information had been provided regarding.

Environmental Health

Environmental Health reviewed the originally submitted CEMP and provided verbal comments on 16/04/2026. Environmental Health advised that the condition would be acceptable provided that the CEMP was amended to confirm that:

- Best Practicable Means (BPM) would be employed throughout demolition and construction activities; and
- Noise and vibration mitigation measures would be undertaken in accordance with BS5228 Code of Practice for Noise and Vibration Control on Construction and Open Sites.

A revised CEMP Rev C was subsequently submitted on 07/05/2026 incorporating the amendments requested by Environmental Health.

Given that the revised document was amended directly in accordance with Environmental Health's advice, officers considered that the concerns raised had been satisfactorily addressed and it was not considered necessary to undertake a further round of consultation.

Canal & River Trust - comments dated 18/05/2026:

The Canal & River Trust initially requested additional information regarding demolition and construction activities adjacent to the Huddersfield Broad Canal, including details of debris containment, canal protection measures and pollution prevention arrangements. A revised CEMP Rev C together with supporting information, including canal-side protection details, scaffolding arrangements and protection measures, was submitted on 07/05/2026. Following review of the additional information, the Canal & River Trust confirmed on 18/05/2026 that sufficient information had been submitted in relation to this condition.

Officer Assessment

Condition 25 seeks to ensure that demolition and construction activities are undertaken safely and with appropriate controls in place to protect the highway network, nearby occupiers and the canal environment.

Bullet Point assessment:

The point(s) of access to the site for construction traffic

The submitted CEMP identifies the proposed construction access arrangements via Old Leeds Road and Quay Street. The access and egress arrangements are clearly identified within the CEMP and associated site layout plans.

DM Highways has reviewed the submitted arrangements and raises no objection. Officers are satisfied that adequate details of construction access arrangements have been provided.

Details of the times of use of the access(es)

The submitted CEMP confirms that demolition and construction activities will operate between 07:30 and 17:00 Monday to Friday and 08:00 and 12:00 on Saturdays, with no working on Sundays or Bank Holidays. Deliveries are similarly restricted to approved working hours.

Officers are satisfied that this requirement has been met.

The numbers and sizes of vehicles expected to access the site

The CEMP identifies the anticipated construction traffic associated with the development, including van movements, rigid HGVs and occasional articulated HGV deliveries where necessary.

The information provides sufficient detail regarding the scale of construction traffic expected throughout the development process. Officers are satisfied that this requirement has been met.

The routing of construction traffic to and from the site

The submitted CEMP identifies the proposed routing strategy for construction traffic and confirms that HGVs will utilise the principal highway network before accessing the site via Old Leeds Road and Quay Street. DM Highways confirms that the proposed routing strategy is acceptable.

Officers are satisfied that an appropriate routing strategy has been secured.

Construction workers' and delivery parking facilities

The submitted CEMP confirms that contractor parking, delivery management and vehicle booking procedures will be implemented throughout the demolition and construction phases. The submitted Contractors Compound Plan identifies the location of site facilities and operational areas.

Officers are satisfied that suitable arrangements have been provided.

The location of materials storage and site facilities

The submitted Contractors Compound Plan identifies the location of contractor compounds, welfare facilities, materials storage areas, skips and associated

site infrastructure. The submitted facilities are contained within the site and would not interfere with the operation of the public highway.

Officers are satisfied that this requirement has been met.

The use of traffic management/banksmen as necessary for large deliveries

The CEMP confirms that banksmen and traffic management measures will be employed where necessary to manage deliveries, vehicle manoeuvring and interactions with pedestrians and other highway users. DM Highways has reviewed the submitted arrangements and raises no objection.

Officers are satisfied that appropriate traffic management arrangements have been secured.

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

The submitted CEMP includes measures to prevent mud and debris being deposited on the public highway, including wheel cleaning procedures, monitoring of site exits and the use of road sweepers where required. These measures will assist in maintaining highway safety and highway cleanliness throughout the construction period.

Officers are satisfied that suitable measures have been secured.

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

The revised CEMP includes a dedicated Pollution Prevention Plan and associated canal protection measures. The submitted information includes procedures for managing runoff, fuel storage, spill response, dust suppression and debris containment. Additional information submitted in response to Canal & River Trust comments includes scaffolding protection measures, debris netting, protection fans and a canal-side protection pontoon.

The Canal & River Trust has confirmed that sufficient information has been provided and raises no objection. Officers are satisfied that adequate canal protection and pollution prevention measures have been secured.

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

Environmental Health advised that the condition would be acceptable provided the CEMP was amended to confirm that Best Practicable Means would be employed throughout demolition and construction activities and that all works would be undertaken in accordance with BS5228 standards. The revised

CEMP Rev C incorporates these requirements and confirms that demolition and construction activities will be undertaken using Best Practicable Means and in accordance with BS5228:2009+A1:2014. The document further identifies monitoring arrangements and mitigation measures to minimise noise and vibration impacts upon nearby occupiers. Officers are satisfied that the concerns raised by Environmental Health have been fully addressed and that appropriate noise and vibration mitigation measures have been secured.

Measures to control dust from all demolition and construction-related activities, including measures to monitor and record the emissions of dust during construction

The revised CEMP includes dust suppression measures, monitoring procedures and mitigation measures to minimise dust emissions throughout the demolition and construction process. The document confirms that monitoring will be undertaken and that construction activities will be modified where necessary should unacceptable dust levels be identified.

Officers are satisfied that suitable dust control measures have been incorporated.

Measures for the sustainable disposal of construction waste from the site

The submitted CEMP includes procedures for the management, segregation, storage and disposal of construction and demolition waste. The document promotes reuse and recycling where practicable and provides an appropriate framework for sustainable waste management.

Officers are satisfied that this requirement has been adequately addressed.

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.

The submitted CEMP identifies the principal contractor and project management arrangements and confirms that communication procedures will be implemented throughout the demolition and construction phases. The document confirms that local residents, nearby businesses and the Local Planning Authority will be provided with relevant contact details and advance notification of significant construction activities where appropriate. Whilst the final named site supervisor is not yet identified, officers are satisfied that the submitted communications strategy establishes an appropriate framework for communication throughout the construction period.

Officers are therefore satisfied that this requirement has been met.

Having regard to the submitted CEMP Rev C, Contractors Compound Plan, canal protection measures and the consultation responses received from DM Highways, Environmental Health and the Canal & River Trust, officers are

satisfied that each requirement of condition 25 has been individually assessed and adequately addressed.

The submitted Construction Environmental Management Plan provides an appropriate framework for managing demolition and construction activities, protecting the highway network, safeguarding residential amenity, preventing pollution of the canal environment and ensuring effective site management throughout the demolition and construction phases of the development.

Accordingly, the submitted information is considered sufficient to satisfy the requirements of condition 25 and recommended for discharge.

Ongoing Requirement

All demolition and construction works shall thereafter be carried out in full accordance with the approved Construction Environmental Management Plan Rev C and associated approved plans and supporting information throughout the entire demolition and construction period.

Condition 28 – cycles:

28. 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.

Reason: In the interests of encouraging sustainable travel, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan.

Submitted Details:

- Proposed Cycle Shelter drawing ref: 3310 76
- Sheffield Cycle Stand – BXMW/GS/Sheffield-Stand - received 07/05/2026
- Wardale Cycle Shelter – BXMW/WAR - received 07/05/2026
- Proposed chimney protection plan, showing cycle stand/shelter storage ref: 3310 28C- received 31/08/2026.

Summary of Consultation Responses

DM Highways – comments dated 03/06/2026

DM Highways reviewed the submitted cycle shelter plan/stand details and consider these to be acceptable.

Officer Assessment

The submitted information identifies the proposed cycle parking provision to serve the development and confirms the layout and specification of the cycle storage facilities to be provided within the site. The submitted information includes appropriate details of the design and appearance of the cycle storage facilities, including the proposed enclosure and associated materials.

The proposed design is considered appropriate within the context of the wider development and is capable of providing secure and weather-protected cycle storage facilities for future users.

The submitted information identifies the location of the proposed cycle storage facilities and demonstrates that the cycle parking provision would comprise secure cycle stands located within the designated cycle storage area. Whilst specific security details have not been submitted as part of the current application, officers are satisfied that the details submitted would provide secure cycle stands and associated measures to enable cycles to be safely secured when not in use.

DM Highways raises no objection to the proposed arrangements.

Officers are satisfied that the submitted information adequately addresses the requirements of the condition.

Ongoing Requirement

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 hereby approved, and the cycle storage and parking facilities shall be retained as such thereafter.

Condition 30 - electric vehicle charging facilities:

30. 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.

Reason: To supporting and encouraging the use of low emission vehicles, in the interests of air quality enhancement, in accordance with

the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

Submitted Details:

- M&E Site Services Layout- (showing EVCP) C926 drawing ref: C9263 TLP ZZ ZZ DR ME 901 T2

Officer Assessment

Condition 30 seeks to secure the provision of electric vehicle charging infrastructure as part of the approved development in the interests of supporting low-emission travel and improving air quality.

Condition 30 does not require the submission of details for approval by the Local Planning Authority. Instead, it requires that electric vehicle charging facilities are installed in accordance with the approved Air Quality Impact / Mitigation Statement and Proposed Site Plan prior to occupation of the development as set out in the wording of the condition.

The condition is therefore a compliance condition rather than a condition requiring approval of details.

Officers note that information has been submitted in relation to electric vehicle charging provision as part of the current discharge of conditions application. The submitted information indicates a charging layout and provision which differs from that approved under planning permission 2025/91122, specifically 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 and Proposed Site Plan drawing number 1908 205 Rev F.

Whilst the submitted information demonstrates an alternative approach to the provision of electric vehicle charging infrastructure, the Local Planning Authority is unable to approve alternative arrangements through a discharge of conditions application where those arrangements differ from the approved scheme secured by the planning permission.

Should the applicant wish to implement an alternative electric vehicle charging layout or specification, a separate planning application seeking to vary the approved plans and/or condition would be required.

For the avoidance of doubt, no approval is granted under this application for any alternative electric vehicle charging arrangement that differs from the scheme approved under planning permission 2025/91122.

Condition 34 - retained canal walls:

34. 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.

Reason: To ensure the safety and stability of the development, including with specific reference to the adjacent canal, in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that measures to ensure the safety and stability of the site and the development are considered, devised and approved at an appropriate stage of the development process.

Submitted Details

- Drawing 3310 74B – Basement Retaining Wall Building B -received 06/05/2026;
- Covering note in response to Canals and Rivers Trust comments - Conditions 7, 23 & 34 - received 08/05/2026
- Building B Temp Work Calcs ref RCE6909 dated 07/07/25 by Rose Consulting Engineers (6 pages)

Summary of Consultation Responses

Canal & River Trust – comments dated 18/05/2026

The Canal & River Trust initially requested additional information regarding the retained canal wall and sought clarification on a number of matters, including future maintenance responsibilities.

Additional information was subsequently submitted by the applicant and clarification was provided regarding future ownership, inspection and maintenance arrangements.

Following review of the additional information, the Canal & River Trust confirmed that it has no issue with the submitted technical detail, including the

proposed use of concrete mass fill behind the retaining wall and the supporting structural calculations. The only outstanding matter related to future maintenance responsibilities.

Following the Canal & River Trust's comments, the applicant confirmed by email dated 22/05/2026 that responsibility for future maintenance and inspection of the retained wall would rest with the landowner. This addressed the final outstanding matter raised by the Canal & River Trust.

Officer Assessment

The submitted engineering information includes structural calculations and supporting technical details relating to the retained canal wall.

The submitted details include a proposal for the installation of a concrete mass fill behind the retained wall together with supporting calculations demonstrating that the proposed works would provide adequate support to the structure and ensure its continued stability. The submitted information also considers the relationship between the retained wall and the wider development proposals, including demolition and construction activities in proximity to the wall.

The Canal & River Trust reviewed the submitted structural information and confirmed that it has no issue with the technical detail submitted. The Trust specifically acknowledged the additional explanation provided by the applicant regarding the retained wall and confirmed that it was satisfied with the proposed engineering solution.

Having regard to the submitted structural information, supporting drawings, additional clarification provided by the applicant and the consultation response received from the Canal & River Trust, officers are satisfied that each requirement of condition 34 has been individually assessed and adequately addressed.

The submitted information demonstrates that appropriate consideration has been given to the structural stability, implementation, protection and future maintenance of the retained canal wall. The Canal & River Trust has confirmed that it has no issue with the submitted technical detail and that the only outstanding matter relating to future maintenance responsibilities has been satisfactorily resolved through confirmation from the applicant that responsibility will rest with the landowner.

Accordingly, the submitted information is considered sufficient to satisfy the requirements of condition 34 and the condition is recommended for discharge.

Ongoing Requirement

All works relating to the retained wall shall be undertaken in accordance with the approved details and the sequencing of wall-related works relative to demolition and construction activities to be undertaken at the appropriate stage of the development process and in coordination with the wider development programme.

Condition 35 - Mitigation Method Statement:

35. 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.

Reason: To ensure that appropriate measures are in place with regard to protected species and biodiversity, in accordance with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework, and the Conservation of Habitats and Species Regulations 2017 (as amended).

This pre-commencement condition is necessary to ensure that the relevant Licence is obtained, and any relevant mitigation measures are secured, at the appropriate stage of the development process.

Submitted Details

- Precautionary Working Method Statement (PWMS) for Bats, prepared by Knight Sky Ecology, dated March 2026;
- European Protected Species Licence issued by Natural England, received 15/04/2026.

Summary of Consultation Responses

Ecology Officer – comments dated 14/06/2026 and 16/04/2026

The Council's Ecology Officer reviewed the submitted PWMS for bats and confirmed that the document was acceptable and in accordance with the requirements of the condition.

The Ecology Officer initially advised that whilst the PWMS was acceptable, condition 35 could not be fully discharged until a copy of the Natural England European Protected Species Licence had been submitted.

Following submission of the licence, the Ecology Officer confirmed by email that the licence was appropriate to the application and that the requirements of condition 35 had been met.

Canal & River Trust – comments dated 18/05/2026

The Canal & River Trust confirmed that it had no issue with discharge of condition 35.

Officer Assessment

Having regard to the submitted European Protected Species Licence, the PWMS for Bats prepared by Knight Sky Ecology and the consultation responses received, officers are satisfied that each requirement of condition 35 has been individually assessed and adequately addressed.

The submitted information demonstrates that appropriate licensing and mitigation measures are in place to safeguard protected bat species during the implementation of the development and to ensure compliance with relevant wildlife legislation.

Accordingly, the submitted information is considered sufficient to satisfy the requirements of condition 35 and the condition is recommended for discharge.

Ongoing Requirement

The development shall thereafter be carried out in complete accordance with the approved European Protected Species Licence and the approved bat mitigation measures contained within the PWMS for Bats throughout the demolition and construction phases of the development.

Condition 36 – PWMS:

36. 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.

Reason: To ensure that appropriate measures are in place with regard to protected species and biodiversity, in accordance with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework, and the Wildlife and Countryside Act 1981 (as amended). This pre-commencement condition is necessary to ensure that measures to ensure the protection of, and mitigate impacts on, protected species are considered, devised and approved at the appropriate stage of the development process.

Submitted Details

- Precautionary Working Method Statement (PWMS) for Bats, prepared by Knight Sky Ecology, dated March 2026;

Summary of Consultation Responses

Ecology Officer – comments dated 14/06/2026

The Ecology Officer confirmed that the submitted PWMS is acceptable and accords with the requirements of Condition 36.

Canal & River Trust – comments dated 18/05/2026

The Canal & River Trust confirmed that the details submitted are acceptable.

Officer Assessment

Condition 36 seeks to ensure that appropriate precautionary working methods are in place during demolition and construction activities in order to safeguard bats and ensure compliance with wildlife legislation. The condition requires the submission of a detailed Precautionary Working Method Statement identifying the measures that will be implemented during works to avoid harm to bats and their roosting features.

The requirements of the condition are assessed as follows.

Toolbox talks provided by a suitably qualified ecologist

The submitted PWMS confirms that ecological toolbox talks will be provided to contractors and site personnel prior to commencement of relevant works.

The purpose of these toolbox talks is to ensure that all operatives working on site are aware of the ecological sensitivities of the site, the legal protection afforded to bats and the procedures to be followed should bats be encountered during the works.

Officers are satisfied that this requirement has been adequately addressed.

Attendance of an Ecological Clerk of Works as required

The submitted PWMS identifies the role of a suitably qualified ecologist and confirms that ecological supervision will be undertaken where required during demolition and construction activities.

The document provides a framework for ecological oversight during works affecting areas with potential to support bats.

Officers are satisfied that appropriate ecological supervision measures have been secured.

Careful hand stripping around potential bat roosting features

The submitted PWMS includes precautionary measures relating to works affecting buildings and structures with potential to support bats. These measures include controlled and supervised working practices, including careful hand stripping of relevant features where necessary to minimise the risk of harm to bats.

Officers are satisfied that suitable precautionary measures have been incorporated.

Procedure to be followed should bats be encountered during the works

The condition requires all works to cease should bats be encountered and requires consultation with the Ecological Clerk of Works and Natural England before works recommence.

The submitted PWMS incorporates procedures for dealing with unexpected bat discoveries during demolition and construction works and identifies the actions that must be taken should bats be encountered.

The submitted procedures accord with the requirements of the condition and provide an appropriate mechanism for ensuring legal compliance.

Officers are satisfied that this element of the condition has been adequately addressed.

Record keeping and communication requirements

The condition requires that records of any advice received from the Ecological Clerk of Works or Natural England are retained and made available to the Local Planning Authority upon request, and that all contractors are made aware of such advice and provided with relevant contact details.

The submitted PWMS establishes clear responsibilities and communication procedures in relation to ecological matters and provides an appropriate framework for ensuring that ecological advice is communicated and implemented where necessary.

Officers are satisfied that this requirement has been addressed.

Having regard to the submitted Precautionary Working Method Statement for Bats prepared by Knight Sky Ecology and the consultation responses received, officers are satisfied that each requirement of condition 36 has been individually assessed and adequately addressed.

The submitted PWMS provides an appropriate framework for safeguarding bats during demolition and construction activities and secures the necessary precautionary working practices, ecological supervision and contingency procedures required by the condition.

Accordingly, the submitted information is considered sufficient to satisfy the requirements of condition 36 and is recommended for discharge.

Condition 37 CEMP: Biodiversity:

37. 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.

Reason: In the interests of biodiversity, including with reference to the Huddersfield Broad Canal Local Wildlife Site, and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that measures to protect biodiversity are considered, devised and approved at the appropriate stage of the development process.

Submitted Details

- Construction Environmental Management Plan (CEMP): Biodiversity, prepared by Knight Sky Ecology, dated March 2026.

Summary of Consultation Responses

Ecology Officer – comments dated 14/06/2026

The Ecology Officer confirmed that the submitted The CEMP (Knight Sky Ecology, March 2026) has been reviewed. It is acceptable and in line with the requirements of the condition.

Canal & River Trust – comments dated 18/05/2026

The Canal & River Trust confirmed that it has no issue with discharge of conditions 35, 36 and 37.

Officer Assessment

Condition 37 seeks to ensure that appropriate ecological protection measures are in place throughout the demolition and construction phases of the development in order to avoid harm to protected species, habitats and biodiversity features, including the adjacent Huddersfield Broad Canal Local Wildlife Site.

Bullet Point Assessment

A summary of potentially damaging activities with reference to biodiversity

The submitted CEMP identifies the demolition, site clearance, construction and associated activities that have the potential to adversely affect biodiversity interests within and adjacent to the site.

The document identifies the ecological receptors that may be affected and sets out the measures necessary to avoid or minimise impacts.

Officers are satisfied that this requirement has been adequately addressed.

Identification of biodiversity protection zones

The submitted CEMP identifies areas requiring protection during the demolition and construction phases of the development and establishes biodiversity protection zones where ecological safeguards are required.

The identification of these areas provides a clear framework for the protection of ecological features during the construction period.

Officers are satisfied that this requirement has been addressed.

Practical measures, including physical measures and sensitive working practices, to avoid or reduce impacts during construction

The submitted document sets out a range of mitigation and precautionary measures designed to avoid or minimise impacts on biodiversity during demolition and construction activities.

These measures include ecological working practices, site management procedures and protection measures to be implemented throughout the construction phase.

Officers are satisfied that appropriate mitigation measures have been secured.

The location and timing of sensitive works to avoid harm to biodiversity features

The submitted CEMP identifies the circumstances in which ecological constraints apply and establishes procedures to ensure that sensitive works are undertaken in an appropriate manner and at appropriate times.

The submitted approach provides an appropriate mechanism for avoiding unnecessary harm to biodiversity interests.

Officers are satisfied that this requirement has been adequately addressed.

The times during construction when specialist ecologists need to be present on site to oversee works

The submitted document identifies circumstances where ecological supervision may be required and confirms the involvement of suitably qualified ecological specialists where necessary. This provides an appropriate framework for ecological oversight during sensitive phases of the development.

Officers are satisfied that this requirement has been met.

Details of responsible persons and lines of communication

The submitted CEMP identifies the roles and responsibilities of those involved in implementing the ecological mitigation measures and establishes appropriate communication procedures. This ensures that ecological issues arising during construction can be appropriately managed and addressed.

Officers are satisfied that this requirement has been adequately addressed.

The role and responsibilities on site of an Ecological Clerk of Works

The submitted document identifies the role of the Ecological Clerk of Works and establishes responsibilities for ecological monitoring, supervision and advice where required.

The Ecological Clerk of Works will provide ecological oversight and ensure that mitigation measures are implemented appropriately throughout the construction period.

Officers are satisfied that this requirement has been met.

The use of protective fences, exclusion barriers and warning signs

The submitted CEMP identifies physical protection measures where necessary to safeguard ecological features during the construction process.

The proposed measures provide an appropriate mechanism for preventing accidental damage to ecological features and ensuring compliance with the approved ecological strategy.

Officers are satisfied that this requirement has been addressed.

Mitigation and/or precautionary measures for the Huddersfield Broad Canal Local Wildlife Site

The submitted document includes specific measures intended to protect the adjacent Huddersfield Broad Canal Local Wildlife Site during demolition and construction activities. These measures are intended to minimise disturbance, prevent accidental damage and protect the ecological value of the adjacent habitat.

The Canal & River Trust reviewed the submitted information and raised no objection.

Officers are satisfied that appropriate measures have been secured.

A Pollution Prevention Plan for the adjacent watercourse, using relevant good practice guidance (such as CIRIA C532)

The submitted CEMP includes pollution prevention measures designed to protect the adjacent canal environment and associated ecological interests.

The document establishes procedures for preventing contamination, managing runoff and responding to incidents that could adversely affect the water environment.

Officers are satisfied that the submitted pollution prevention measures adequately address the requirements of the condition.

Having regard to the submitted Construction Environmental Management Plan: Biodiversity prepared by Knight Sky Ecology and the consultation responses received, officers are satisfied that each requirement of condition 37 has been individually assessed and adequately addressed.

The submitted CEMP provides an appropriate framework for protecting biodiversity interests throughout the demolition and construction phases of the development, including specific measures relating to protected species, ecological supervision, pollution prevention and the protection of the adjacent Huddersfield Broad Canal Local Wildlife Site.

Accordingly, the submitted information is considered sufficient to satisfy the requirements of condition 37 and recommended for discharge.

Ongoing Requirement

The approved CEMP shall be fully implemented and adhered to throughout the demolition and construction period in accordance with the approved details.

Condition 38 – BEMP:

38. 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.

Reason: In the interests of biodiversity and in accordance with Policies LP30 and LP31 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Submitted Details

- Biodiversity Enhancement Management Plan (BEMP), prepared by Knight Sky Ecology, dated March 2026.

Summary of Consultation Responses

Ecology Officer – comments dated 14/06/2026.

The Ecology Officer confirmed that the submitted BEMP is acceptable and accords with the requirements of Condition 38.

Officer Assessment

Condition 38 seeks to ensure that the development delivers measurable biodiversity enhancements and that those enhancements are appropriately managed and maintained following completion of the development.

The condition requires the submission of a BEMP setting out the biodiversity enhancement measures to be incorporated within the development, including the provision of six swift boxes, together with arrangements for their future management and retention.

The applicant has submitted a BEMP prepared by Knight Sky Ecology, dated March 2026. The document identifies the biodiversity enhancement measures to be incorporated as part of the approved development and establishes a framework for their implementation, management and retention.

The submitted BEMP identifies a range of biodiversity enhancement measures to be incorporated within the development. The purpose of these measures is to secure ecological enhancements beyond the mitigation measures required to avoid or minimise harm and to contribute positively towards biodiversity within the site. The installation of six swift boxes is specifically required, as part of the biodiversity enhancement measures associated with the development. The submitted BEMP confirms that six swift boxes will be incorporated within the development as part of the approved ecological enhancement strategy. The provision of swift boxes will create additional nesting opportunities and will contribute towards biodiversity enhancement within the site.

The submitted BEMP also establishes a framework for the future management, maintenance and retention of the approved biodiversity enhancement

measures. The document ensures that the biodiversity enhancements will remain in place and continue to function as intended following completion and occupation of the development.

The Council's Ecology Officer has reviewed the submitted BEMP and confirmed that it is acceptable and accords with the requirements of the condition.

Accordingly, the submitted information is considered sufficient to satisfy the requirements of condition 38 and is recommended for discharge.

Ongoing Requirement

No part of the development shall be first occupied or brought into use until all biodiversity enhancement measures identified within the approved BEMP, including the provision of six swift boxes, have been installed in accordance with the approved details.

The approved biodiversity enhancement measures shall thereafter be retained and maintained in accordance with the approved Biodiversity Enhancement Management Plan for the lifetime of the development.

Condition 40 - Security and crime prevention measures:

40. 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.

Reason: To ensure that appropriate security and crime prevention measures are incorporated as part of the development, in the interests of the safety and security of the development and its staff and users, in accordance with Policy LP24 of the Kirklees Local Plan and Chapters 8 and 12 of the National Planning Policy Framework.

Submitted Details

- External CCTV Layout drawing ref: C9263 TLP XX XXDR E 903 P1
- Security and Crime Prevention Statement
- External Lighting Layout drawing ref: C9263 TLP XX XXDR E 902 P1
- External works drawing ref: 3310 73 Rev C – received 09/06/2026

Summary of Consultation Responses

Designing Out Crime – comments dated 06/05/2026

The Designing Out Crime Officer requested clarification regarding fencing, gates and boundary treatments and raised advisory comments regarding keypad entry systems and roller shutter security standards.

Following further clarification from the applicant and discussions with the Conservation Officer, officers concluded that retention of the proposed wall height (1.5m) adjacent to the listed chimney is appropriate in heritage terms. The applicant has additionally proposed fencing around the back and side of the new building, indicated in green dashed line as shown on drawing ref: 3310 73 Rev C (received 09/06/2026) as 1.8 high metre Barbican black metal railings with ball tops.

Officer Assessment

The submitted CCTV layout identifies surveillance coverage across the site, including entrances, exits, car parking areas and service yards. The Security & Crime Prevention Statement confirms that cameras will be positioned to minimise blind spots and provide surveillance of key operational areas.

The Designing Out Crime Officer reviewed the CCTV proposals and raised no objection to the principle of the CCTV coverage proposed.

The submitted External Lighting Layout and supporting statement confirm that LED security lighting will be installed throughout the development to improve visibility and reduce opportunities for crime. The submitted details indicate that lighting will be designed to provide adequate illumination whilst avoiding excessive glare.

The submitted Security & Crime Prevention Statement confirms that controlled access arrangements will be provided throughout the site, including controlled access points and restricted access areas. Whilst the Designing Out Crime Officer noted that keypad entry systems are generally not preferred from a crime prevention perspective, officers note that this comment was advisory in nature and does not amount to an objection to the overall security strategy.

With regards to boundary treatment, the Designing Out Crime Officer sought clarification regarding the proposed fencing, gates and boundary treatment and initially recommended a minimum 1.8 metre boundary treatment in certain locations.

Following these comments, clarification was provided by the applicant as advised above that fencing of 1.8m high, Barbican black metal railings with ball tops, can be provided around the back and side of the new building as indicated by a green dashed line, as shown on drawing ref: 3310 73 Rev C, received 09/06/2026.

The matter was subsequently discussed with the Conservation Officer. Having regard to the heritage significance of the site and the setting of the Grade II

listed chimney, officers concluded that the existing wall adjacent to the listed chimney should remain at approximately 1.5 metres in height and that the introduction of a taller 1.8 metre boundary treatment in this location would not be desirable from a heritage perspective. Officers further note that the development incorporates a range of complementary security measures including CCTV surveillance, controlled access arrangements, lighting and building security measures. Furthermore, with the addition of a 1.8m high, Barbican black metal railings with ball tops to be provided around the back and side of the new building officers are satisfied that an acceptable balance has been achieved between security requirements and heritage considerations and that the proposed security measures are sufficient to satisfy the requirements of the condition and recommended for discharge.

Ongoing Requirement

No part of the development shall be first occupied or brought into use until all approved security and crime prevention measures have been installed in accordance with the approved details. The approved security measures shall thereafter be retained, maintained and kept operational for the lifetime of the development.

Condition 41 – Landscaping

Condition 41 formed part of the original discharge of conditions submission. However, following concerns raised by the Landscape Officer regarding aspects of the submitted landscaping proposals, the applicant subsequently withdrew the request to discharge condition 41 from the current application. Accordingly, condition 41 does not form part of the current assessment and remains outstanding. The condition will require consideration under a separate discharge of conditions application or a future submission of revised details.

Conclusion

In summary, bar conditions 30 and 41, each of the other conditions may have their respective submitted details approved, with, depending on each condition's wording, some being able to be discharged and other subject to ongoing requirements. In each case, it is recommended that this be noted within the respective decision letter wording.

Furthermore, given the number of conditions applied for, it is recommended that the following note be included on the decision notice:

NOTE

For the avoidance of doubt, the assessment undertaken as part of this application relates solely to whether sufficient information has been submitted to satisfy the specific requirements of the individual planning conditions subject to this discharge of conditions application.

Where plans, drawings, reports or supporting documents submitted pursuant to a condition contain information that extends beyond the scope of that condition or include details which differ from the plans and particulars approved under planning permission 2025/91122 (as subsequently amended by Non-Material Amendment approval 2026/91066 where relevant), no approval is granted for such variations through this discharge of conditions application unless expressly stated otherwise.

The discharge of a planning condition does not constitute approval of any amendment to the approved development, approved plans or approved particulars secured under planning permission 2025/91122. Any material variation to the approved development may require a separate planning application, including but not limited to an application under Section 73 of the Town and Country Planning Act 1990 (as amended), a Non-Material Amendment application, or such other consent as may be required.

Recommendation: Approve details

Report dated: 06/07/2026

Recommended Decision text

Overview

This letter confirms that, excluding conditions 30 and 41, each of the submitted conditions may have their respective details approved, subject to ongoing requirements where applicable.

Please see the below for details for each condition.

Condition 5 – Building Recording

The following information has been submitted pursuant to condition 5

- Turnbridge Mills Quay Street, Huddersfield, West Yorkshire: Record of Selected Buildings, prepared by Stephen Haigh, dated March 2026.

The submitted details are sufficient to satisfy the requirements of condition 5 and are hereby approved.

Condition 6 – Building D Recording

The following information has been submitted pursuant to condition 6

- Turnbridge Mills Quay Street, Huddersfield, West Yorkshire: Record of the former engine house, prepared by Stephen Haigh, dated March 2026.

The submitted details are sufficient to satisfy the requirements of condition 6 and are hereby approved.

Condition 7 – Demolition Method Statement

The following information has been submitted pursuant to condition 7

- Demolition Method Statement by PERSES SAFETY Limited;
- Risk Assessment – Soft Stripping, Remote and Top-Down Demolition;
- Risk Assessment – Working at Height;
- Scaffold Design Plans JM26-0047A-B, JM26-0047B-B, JM26-0047C-B, JM26-0047D-B and JM26-0047E-B;
- Scaffolding Technical Information;
- Drawing 3310 74B – Basement Retaining Wall Building B received 06/05/2026;
- Covering Note to submissions dated 08/05/2026 in response to Canal & River Trust comments;
- Condition 7 and 25 – Scaffolding Cross Section received 08/05/2026; and
- Conditions 7, 25 and 34 – Drawing 3310 74B Basement Retaining Wall Building B received 08/05/2026.

The submitted details are sufficient to satisfy the requirements of condition 7 and are hereby approved.

All demolition works shall thereafter be undertaken in accordance with the approved Demolition Method Statement, scaffolding arrangements, debris protection measures and canal safeguarding measures in accordance with the requirements of condition 7 of planning permission 2025/91122

Condition 8 – Chimney Method Statement

The following information has been submitted pursuant to condition 8:

- *Rose Consulting Engineers report ref: RCE6909;*
- *Existing detail plan ref: 3310 25;*
- *Temp protection plan ref: 3310 29;*
- *Inspection of works to chimney MTG/NMG/11/2015*
- *Temporary barrier technical information ref: CBS120200*

The above details are sufficient to satisfy the requirements of condition 8 and are hereby approved. Notwithstanding the above, and for the avoidance of doubt, please be aware of condition 8's ongoing requirements, which must continue to be complied with to ensure ongoing compliance with the planning permission. The development, including all demolition and construction works, shall thereafter be carried out in accordance with the details hereby 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 approved details.

All such protection and/or mitigation measures shall thereafter be retained in accordance with the approved details for the full duration of the demolition and construction phases of the development

Condition 9 – New Walls and/or Other Structures Adjacent Chimney

The following information has been submitted pursuant to condition 9:

- *Proposed chimney protection plan ref: 3310 28C;*
- *Rose Consulting Engineers letter dated 12/06/2026*

The above details are sufficient to satisfy the requirements of condition 9 and are hereby approved. Notwithstanding the above, and for the avoidance of doubt, please be aware of condition 9's ongoing requirements, which must continue to be complied with to ensure ongoing compliance with the planning permission. The development, including the construction of all new walls and/or other structures adjacent to the listed chimney, shall thereafter be carried out in complete accordance with the details hereby approved.

The approved permanent Armco barriers, bollards and associated protective measures shall be installed and retained in accordance with the approved details to provide on going protection to the grade II chimney. All works adjacent to the listed chimney shall be undertaken in a manner which safeguards the structural integrity, stability and setting of the grade II listed chimney in accordance with the approved details

Condition 14 – Electricity Substation

The following information has been submitted pursuant to condition 14

- Sub Station Plans & Elevations ref:3310 45F, received 25/08/2026

The submitted details are considered sufficient to satisfy the requirements of condition 14 and are hereby approved.

The electricity substation shall be constructed in accordance with the approved details and materials and retained as such thereafter in accordance with the ongoing requirements of condition 14 of planning permission 2025/91122.

Condition 18 – Phase II Intrusive Site Investigation Report

The following information has been submitted pursuant to condition 18

- Phase 2 Ground Investigation Report ref: 25072-GI prepared by Abbeydale Geoscience Limited dated 25 March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 18 and are hereby approved.

Condition 23 – Drainage

The following information has been submitted pursuant to condition 23

- S12097-JNP-XX-XX-RP-C-1002 SUDS Management & Maintenance Plan Rev P02 dated 20/05/2026;
- Causeway Surface Water Calculations by JNP Group Consulting Engineers dated 20/05/2026;
- S12097-JNP-XX-XX-DR-C-2001-P02 Impermeable Areas Plan;
- S12097-JNP-XX-XX-DR-C-2005-P01 Proposed Drainage Layout;
- S12097-JNP-XX-XX-DR-C-2006-P02 External Levels Layout;
- S12097-JNP-XX-XX-DR-C-3001-P01 Drainage Details Sheet 1 of 2;
- S12097-JNP-XX-XX-DR-C-3002-P01 Drainage Details Sheet 2 of 2;
- Covering Note in response to Canal & River Trust comments received 08/05/2026;
- Inspection and Maintenance Guide by Wavin AquaCell NG 2023 received 07/05/2026;
- Risk Assessments refs. 043, 037, RA036 and 006 RA received 07/05/2026; and
- Method Statement ref: 016 by Emerald Green (installation of attenuation tank).

The submitted details are considered sufficient to satisfy the requirements of condition 23 and are hereby approved.

No part of the development shall be occupied or brought into use until the approved foul, surface water and land drainage infrastructure has been installed and completed in accordance with the approved details. There shall be no piped discharge of surface water until all approved surface water drainage measures have been completed and the approved drainage infrastructure shall thereafter be retained, managed and maintained in accordance with the approved SUDS Management and Maintenance Plan in accordance with the requirements of condition 23 of planning permission 2025/91122.

Condition 24 – New Building Retaining Walls

The following information has been submitted pursuant to condition 24

- Accepted Design and Check Certificate dated 17 July 2026;
- Construction Sequence Drawing RW2D;
- Construction Sequence Drawing RW3D; and
- Construction Sequence Drawing RW4D.

The submitted details have been reviewed by the Council's Highways Structures Manager. Following a number of revisions during the determination of the application, the Design and Check Certificate has been accepted, and the submitted construction sequence drawings are considered to provide an

appropriate methodology for maintaining the stability of the adjoining highway during the demolition and construction works.

It is therefore considered that the requirements of condition 24 and are hereby approved.

You are reminded that the approved retaining wall scheme shall be implemented prior to the commencement of the proposed development and thereafter retained for the lifetime of the development.

Condition 25 – Construction Environmental Management Plan (CEMP)

The following information has been submitted pursuant to condition 25

- Updated CEMP Rev C received 07/05/2026;
- Appendix B Proposed Contractors Compound Plan ref: 3310-04 Rev B received 15/05/2026;
- Basement Retaining Wall Building B ref: 3310 74B received 08/05/2026; and
- Scaffolding Cross Section received 08/05/2026.

The submitted details are considered sufficient to satisfy the requirements of condition 25 and are hereby approved.

You are reminded that all demolition and construction works on site shall be carried out in full accordance with the CEMP approved, which shall be implemented throughout the full duration of demolition and construction works on site.

Condition 28 – Cycle Storage and Parking Facilities

The following information has been submitted pursuant to condition 28

- Proposed Cycle Shelter drawing ref: 3310 76
- Sheffield Cycle Stand – BXMW/GS/Sheffield-Stand - received 07/05/2026
- Wardale Cycle Shelter – BXMW/WAR - received 07/05/2026
- Proposed chimney protection plan, showing cycle stand/shelter storage ref: 3310 28C- received 31/08/2026.

The submitted details are considered sufficient to satisfy the requirements of condition 28 and are hereby approved.

No part of the development shall be occupied or brought into use until the approved cycle storage and parking facilities have been provided and shall thereafter be retained in accordance with the requirements of condition 28 of planning permission 2025/91122.

Condition 30 – Electric Vehicle Charging Facilities

Condition 30 is a compliance condition and does not require the submission or approval of details through a discharge of conditions application.

No approval is therefore granted under this application for the alternative electric vehicle charging arrangements submitted.

The electric vehicle charging facilities shall be installed in accordance with the approved details secured under planning permission 2025/91122 and retained for use thereafter in accordance with the requirements of condition 30.

Condition 34 – Retained Canal Walls

The following information has been submitted pursuant to condition 34

- Drawing 3310 74B – Basement Retaining Wall Building B received 06/05/2026;
- Covering Note in response to Canal & River Trust comments received 08/05/2026; and
- Building B Temporary Works Calculations ref: RCE6909 dated 07/07/2025 by Rose Consulting Engineers.

The submitted details are considered sufficient to satisfy the requirements of condition 34 and are hereby approved.

All works relating to the retained wall shall be undertaken in accordance with the approved details and thereafter retained and maintained in accordance with the requirements of condition 34 of planning permission 2025/91122.

Condition 35 – Mitigation Method Statement

The following information has been submitted pursuant to condition 35

- Precautionary Working Method Statement for Bats prepared by Knight Sky Ecology dated March 2026; and
- European Protected Species Licence issued by Natural England received 15/04/2026.

The submitted details are considered sufficient to satisfy the requirements of condition 35 and are hereby approved.

The development shall thereafter be carried out in accordance with the approved European Protected Species Licence and the approved mitigation measures in accordance with the requirements of condition 35 of planning permission 2025/91122.

Condition 36 – Precautionary Working Method Statement (PWMS)

The following information has been submitted pursuant to condition 36

- Precautionary Working Method Statement for Bats prepared by Knight Sky Ecology dated March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 36 and are hereby approved.

Condition 37 – Construction Environmental Management Plan (Biodiversity)

The following information has been submitted pursuant to condition 37

- Construction Environmental Management Plan (CEMP): Biodiversity prepared by Knight Sky Ecology dated March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 37 and are hereby approved.

The approved CEMP shall be fully implemented and adhered to throughout the demolition and construction period in accordance with the requirements of condition 37 of planning permission 2025/91122.

Condition 38 – Biodiversity Enhancement Management Plan (BEMP)

The following information has been submitted pursuant to condition 38

- Biodiversity Enhancement Management Plan (BEMP) prepared by Knight Sky Ecology dated March 2026.

The submitted details are considered sufficient to satisfy the requirements of condition 38 and are hereby approved.

No part of the development shall be occupied or brought into use until all biodiversity enhancement measures have been installed in accordance with the approved details and shall thereafter be retained and maintained in accordance with the approved Biodiversity Enhancement Management Plan and the requirements of condition 38 of planning permission 2025/91122.

Condition 40 – Security and Crime Prevention Measures

The following information has been submitted pursuant to condition 40

- External CCTV Layout drawing ref: C9263 TLP XX XX DR E 903 P1;
- Security and Crime Prevention Statement;
- External Lighting Layout drawing ref: C9263 TLP XX XX DR E 902 P1;
- and
- External Works drawing ref: 3310 73 Rev C received 09/06/2026.

The submitted details are considered sufficient to satisfy the requirements of condition 40 and are hereby approved.

No part of the development shall be occupied or brought into use until all approved security and crime prevention measures have been installed and completed in accordance with the approved details and shall thereafter be retained, maintained and kept operational for the lifetime of the development in accordance with the requirements of condition 40 of planning permission 2025/91122.

Condition 41 – Landscaping

Condition 41 was withdrawn from the current application by the applicant, and no decision is made in respect of this condition.

NOTE

For the avoidance of doubt, the assessment undertaken as part of this application relates solely to whether sufficient information has been submitted to satisfy the specific requirements of the individual planning conditions subject to this discharge of conditions application.

Where plans, drawings, reports or supporting documents submitted pursuant to a condition contain information that extends beyond the scope of that condition or include details which differ from the plans and particulars approved under planning permission 2025/91122 (as subsequently amended by Non-Material Amendment approval 2026/91066 where relevant), no approval is granted for such variations through this discharge of conditions application unless expressly stated otherwise.

The discharge of a planning condition does not constitute approval of any amendment to the approved development, approved plans or approved particulars secured under planning permission 2025/91122. Any material variation to the approved development may require a separate planning application, including but not limited to an application under Section 73 of the Town and Country Planning Act 1990 (as amended), a Non-Material Amendment application, or such other consent as may be required.