



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Farzana Tabasum

Nick Willock,
Robert Halstead Chartered Surveyor
Office G of H
Bridge Mills
Huddersfield Road
Holmfirth
HD9 3TW

Kirklees Direct
Tel: 01484 221000
Email: farzana.tabasum@kirklees.gov.uk

Date: 11-Sep-2026
Our Ref: 2026/90946

Dear Mr Willock

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Discharge of details reserved by conditions 5 , 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

**J L Brierley, Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT
Application Number: 2026/90946**

I write with reference to your application to discharge the conditions for the above development as submitted on 02-Apr-2026.

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



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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.

Yours sincerely

Farzana Tabasum
Senior Planning Officer