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16th April 2026

NON-MATERIAL AMENDMENT APPLICATION 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.

TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD, HD1 6QT

LPA REF: 2025/91122

Dear Sir or Madam,

This application seeks non-material amendments to the above planning permission in order to facilitate the erection of scaffolding around Building B in a timely manner, given current delays with formalising the formal grant agreement, following confirmation that grant funding has been awarded in principle. (NOTE the ability to commence demolition works to Building B is restricted by the S106 agreement, which in turn requires formal confirmation of grant funding).

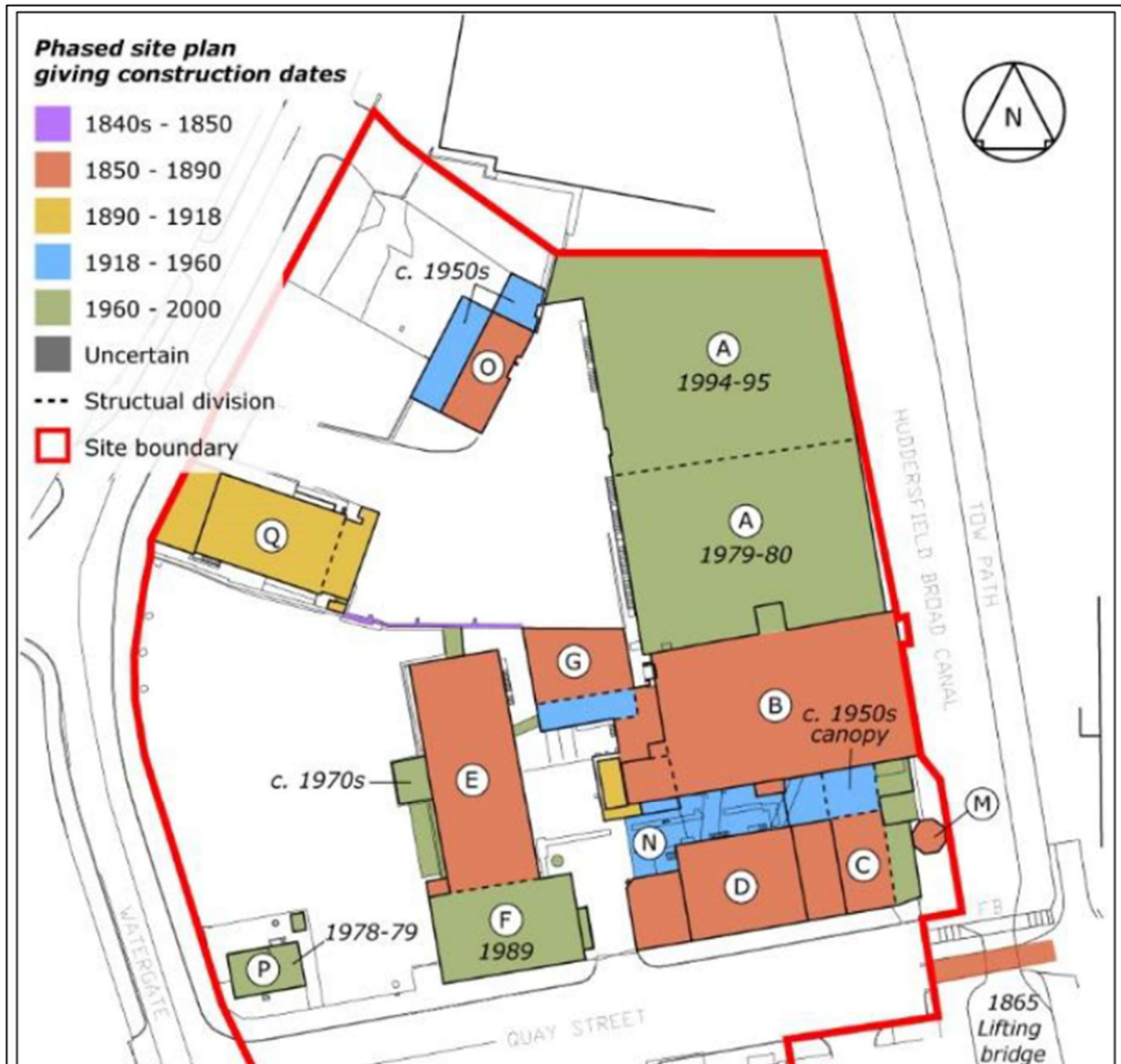
The non-material amendments seek to vary the wording of relevant conditions in relation to the demolition of areas between Buildings B and D necessary to enable scaffolding to be erected (the metal clad roof canopy referred to as Building N in the Heritage Impact Assessment together with some post-1960 structures - see below and photos within 'Additional Demolition Works April 2026' document).

All the existing heritage structures would remain but it would mean the developer can secure a workable space to erect the scaffolding to Building B, and given that the development programme is already significantly behind schedule, this would gain the development programme 4 - 6 weeks in time.

Accompanying this application are:

- 1) A supplemental plan (Building C Existing Plan) ref: 3310 25 Rev B to illustrate the areas of demolition in plan form, with some supplemental photos.

- 2) 'Additional Demolition Works April 2026' document to explain in more detail (with photos) the proposed demolition works in the area between Building's B and D.



Page 19 extract from Heritage Impact Assessment – area proposed to be demolished (Building N and green area immediately to the right on the north-eastern side of Building C / north of the chimney)

It is not considered necessary to amend any of the existing contented plans, but instead it is proposed to slightly amend the wording of relevant conditions.

The wording of the conditions is proposed to be changed as follows (changes in blue), unless these conditions are discharged in the meantime through the current relevant DOC application.

Condition 5 - No Demolition Works shall commence on Building B, Building C, Building D1, Building E or Building G (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

Condition 7 - No Demolition Works shall commence on Building B or Building C (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

Condition 8 - No Demolition Works shall commence on Building B or Building C (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

Condition 18 - No development or groundworks shall commence (other than those required for a site investigation report and other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document),) 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.

Condition 19 - Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 18 of this permission, no development or further groundworks shall commence (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Condition 24 - Development shall not commence (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

Condition 25 - No development shall commence, including demolition (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

Condition 34 - No demolition works shall commence on Building B and/or Building C (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document) 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.

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.

Condition 36 - No development shall commence, including demolition (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

Condition 37 - No development shall commence, including demolition (other than in relation to demolition works shown on plan ref: 3310 25 Rev B and carried out in strict accordance with the 'Additional Demolition Works April 2026' document), 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.

We would be most grateful for the opportunity to talk through the above at your earliest convenience please.

Yours faithfully,

Nick Willock MRTPI MRICS

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