



Ms Farzana Tabasum
Kirklees Council
Economy and Infrastructure – Planning and
Development
Kirklees Planning,
PO BOX B93, Civic Centre III
Huddersfield, HD1 2JR

Our Ref: UK-70097732

15 May 2026

Dear Sir/Madam,

Discharge of Conditions 9 (Remediation Strategy), 11 (Validation Report) and 13 (Hard and Soft Landscaping) of Planning Permission (ref: 2022/48/92471/E)

Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW

On behalf of Kirklees Council ("the applicant"), WSP are pleased to submit the enclosed application for the approval of details (discharge) reserved by Conditions 9, 11 and 13 of permission ref. 2022/48/92471/E under the provisions of the Town and Country Planning Act 1990 (as amended).

Planning permission ref. 2022/48/92471/E was granted on 5 July 2021 for the "*Redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, changing places WC, driver offices, 6 no. bus stands, landscaping and associated works*".

This application is made under Regulation 3 of The Regulations 1992 to the relevant local planning authority, also Kirklees Council. This application has been submitted electronically via Planning Portal (Ref: PP-14933851).

CONDITIONS TO BE DISCHARGED

Condition 9

Condition 9 states the following:

"Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 8. Further groundworks shall not commence 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.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning. This pre-

commencement condition is necessary to ensure that the site is made safe with regard to contaminated land at an appropriate stage of the development process.”

Response: Condition 9 was previously discharged on 08 October 2024 (ref. 2024/44/91722/W). Details contained in the following submitted documents were agreed with the Council through the discharge of the condition:

- Remediation Strategy, authored by WSP (dated October 2023, ref: 70079085_RS); and
- Technical Note authored by WSP (dated 25/09/2024 ref: 70097732 - Heckmondwike BS - EHO Response).

Following the commencement of the development approved under permission ref. 2022/48/92471/E, a change to the approved Strategy is required which relates to backfill in drainage trenches. Therefore, a Technical Note is submitted to supplement the previously approved 2023 Remediation Strategy and 2024 Technical Note to detail the suitability of the revised approach to materials management.

It is understood WSP's technical specialist has discussed this matter with Kirklees Council's Environmental Health Officer (EHO) Natalie Heaney and shared the Technical Note with them, however the EHO advised that the Technical Note should be submitted for approval via the discharge of condition process.

As such, the following document is submitted to partially re-discharge Condition 9:

Document Name	Document Reference
Materials Management Technical Note	Dated 20 November 2025

Condition 11

Condition 11 states the following:

“Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been 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 paragraph nos. 183 and 184 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that the site is made safe with regard to contaminated land at an appropriate stage of the development process.”

Response: The following documents have been prepared to discharge Condition 11:

Document Name	Document Date / Reference
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Gas Membrane Verification Report	Dated 15 May 2025, Ref. 44277/BP
Earthworks Verification Report	Dated 13 January 2026

The above validation documents have been prepared by suitably competent persons and demonstrate that remediation measures have been completed for the site in accordance with the approved Remediation Strategy and supplementary Technical Note enclosed with this application (dated 20 November 2025). The requirements of Condition 11 have therefore been met.

Condition 13

Condition 13 states the following:

“There shall be no commencement of the development hereby permitted above slab level until full details of both hard and soft landscape works have first been submitted to and approved in writing by the Local Planning Authority. These works shall include:

- a) Materials to be used for all hard surfaced areas including linking paths to play area, vehicle and other circulation areas;*
- b) Soft landscape works to include planting plans; plant schedules noting species (with a preference for native species), plant sizes and proposed numbers/densities where appropriate; and an implementation, management, and maintenance programme;*
- c) Specifications of the green roof system to be installed, including substrate depth, watering details and confirmation that a sedum mat is not proposed.*
- d) The approved landscaping scheme shall, from its completion, be maintained for a period of five years to ensure establishment. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, including existing vegetation and trees on the site, it shall be replaced with others of similar size and species, in the next planting season, unless the Local Planning Authority gives written consent to any variation.*
- e) Landscape Management Plan required including details of initial aftercare and long-term maintenance for minimum of 5 years, management objectives and the detailed landscape planting plan. This should also include any SuDS features, maintenance and management schedules and programme of maintenance operations.*

All hard and soft landscape works shall be carried out in strict accordance with the approved details. The works shall be carried out prior to the use of any part of the development or in accordance with the implementation programme first agreed with the Local Planning Authority.

Reason: To mitigate and adapt for climate change, enhance and conserve the visual amenity of the built environment as well as the natural environment, and implement Biodiversity Net Gain in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that a design is set out that secures a suitable landscaping scheme at an appropriate stage of the development process.”

Response: Condition 13 was discharged in full on 16 October 2024 (ref. 2024/44/91967/E). Since then, a non-material amendment application to permission ref. 2022/48/92471/E was approved on

03 February 2026 (ref. 2026/90082). An unexpected gas main was identified on the site too close to the approved raised planter retaining wall which would prevent future access to the gas main. As such, the NMA application sought to change the raised planter to a level planting bed. The approved raised planter with wildflower seeding would be replaced with a level planting bed with dense shrub planting. Some other minor changes to the planting were also proposed. It was agreed with the case officer that the landscaping changes would be regularised through the re-discharging of Condition 13.

In addition to the abovementioned changes, the re-discharging of Condition 13 also seeks to agree minor changes the specification of paving treatment on steps to front of bus hub and the alignment of stone Conservation Setts.

The following previously approved documents have been updated to reflect the abovementioned changes in order to discharge Condition 13:

Document Name	Document Reference
Landscape Management Plan (April 2026)	TCF-WSP-KHBH-XXX-LMP-LE-000001 Rev C02
Landscape Specification	TCF-WSP-KHBH-XXX-SPE-LE-00001 Rev C06
Landscape Design – General Arrangement	TCF-WSP-KHBH-XXX-DR-LE-000001 Rev C12
Planting Design Sheet 1 of 3	TCF-WSP-KHBH-XXX-DR-LE-000002 Rev C05
Planting Design Sheet 2 of 3	TCF-WSP-KHBH-XXX-DR-LE-000002 Rev C05
Planting Design Sheet 3 of 3	TCF-WSP-KHBH-XXX-DR-LE-000002 Rev C05
Landscape Design Soft Detail Sheet 1 of 3	TCF-WSP-KHBH-XXX-DR-LE-000003 Rev C04
Landscape Design Soft Detail Sheet 2 of 3	TCF-WSP-KHBH-XXX-DR-LE-000003 Rev C02
Landscape Design Soft Detail Sheet 3 of 3	TCF-WSP-KHBH-XXX-DR-LE-000003 Rev C02



Landscape Design Hard Detail Sheet 1 of 3	TCF-WSP-KHBH-XXX-DR-LE-000004 Rev C02
Landscape Design Hard Detail Sheet 2 of 3	TCF-WSP-KHBH-XXX-DR-LE-000004 Rev C03
Landscape Design Hard Detail Sheet 3 of 3	TCF-WSP-KHBH-XXX-DR-LE-000004 Rev C02
Landscape Design Gate Detail	TCF-WSP-KHBH-XXX-DR-LE-000005 Rev C02
Landscape Design Seating Detail Sheet 1 of 3	TCF-WSP-KHBH-XXX-DR-LE000006 Rev C11
Landscape Design Seating Detail Sheet 2 of 3	TCF-WSP-KHBH-XXX-DR-LE000006 Rev C11
Landscape Design Seating Detail Sheet 3 of 3	TCF-WSP-KHBH-XXX-DR-LE000006 Rev C11

Summary

We therefore trust that you have everything to validate and determine this application. Should you have any questions or require additional information, please do not hesitate to contact me.

Yours faithfully

Flo Mooney
Graduate Town Planner