

Ref: PP-15047833

29th June 2026

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

Dear Sir/Madam,

The Town and Country Planning Act 1990 (as amended)

Full Planning Application for the installation of an air source heat pump (ASHP) at an existing Aldi store at Gallagher Retail Park, Huddersfield, HD5 0BS

Enclosed is an application for full planning permission on behalf of Aldi Stores Limited ('the applicant') for installation of an air source heat pump (ASHP) at an existing Aldi store at Gallagher Retail Park, Huddersfield, HD5 0AN ('the Site').

The application has been submitted online via the Planning Portal (PP-15047833)

Alongside this covering letter and the requisite application forms, this application comprises the following documentation:

- Location Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Existing Floor Plan;
- Existing Elevations;
- Proposed Floor Plan;
- Proposed Elevations; and
- Model Specification Document;

The application fee of £610 (exclusive of the Planning Portal administrative charge) has been paid via the Planning Portal. This fee has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2021 (as amended).

The Site

The site is located within Gallagher Retail Park, Huddersfield, HD5 0AN, approximately 2.5 kilometres north-east of Huddersfield town centre. The site forms part of a wider established retail park and extends to approximately 3.05 hectares in total, comprising an existing ALDI foodstore with associated customer car parking, servicing areas and landscaped margins.

The site is bounded by other retail and commercial units within Gallagher Retail Park to the north, east and west, with the wider retail park continuing beyond. The retail park includes an M&S Foodhall and McDonald's restaurant located in close proximity to the site. To the south lies Leeds Road (A62), a principal arterial route connecting Huddersfield with Leeds and surrounding settlements. The wider area is characterised by a mix of large-format retail and commercial uses, with established residential neighbourhoods located beyond the immediate retail park environment.

The site currently comprises an established ALDI foodstore with associated customer parking, servicing facilities, hardstanding and landscaping. The store has operated from the site for a number of years (Ref: 2007/62/92788/W2) and forms an important component of the retail offer within Gallagher Retail Park, serving both Huddersfield and the surrounding catchment area. Vehicular access is obtained via the internal road network serving the retail park, with pedestrian connections provided to surrounding retail units, public transport stops and the wider highway network.

The surrounding area is predominantly commercial in character, with a range of retail warehouse units, foodstores, drive-through restaurants and other retail park uses located within the immediate vicinity. Residential development is present within the wider area, particularly to the north and east. The site benefits from excellent accessibility by private vehicle, public transport, walking and cycling, reflecting its location adjacent to the strategic highway network and within a well-established retail destination.

The site does not lie within a designated conservation area and there are no designated heritage assets located within the site boundary.

The site lies within Flood Zones 2 and 3. The proposed development is not expected to increase flood risk either on-site or elsewhere and is considered appropriate in flood risk terms.

Development Proposals

Detailed drawings of the proposals have been prepared by The Harris Partnership (THP) in support of this application. The development proposals comprise the installation of an Air Source Heat Pump (ASHP) and associated infrastructure to support the ongoing operational and energy requirements of the store. The ASHP unit will be located where the existing plant for the store is located on the northern site boundary.

The proposals include the installation of a concrete plant base and associated electrical connections and pipework required for the operation of the ASHP. New palisade security fencing will be installed around the unit where necessary to minimise visual impacts and restrict unauthorised access. All external pipework will be appropriately enclosed with top hats to ensure a neat and coherent appearance.

The proposed ASHP forms part of ALDI's wider commitment to reducing operational carbon emissions and improving energy efficiency across its store portfolio. The technology will provide a low-carbon source of heating and contribute towards the decarbonisation of the store's operations, reducing reliance on conventional fossil fuel-based energy systems.

Due to the limited scale and nature of the works, it could potentially be argued that the proposals are de minimis and do not constitute 'development' for the purposes of Section 55 of the Town and Country Planning Act 1990 (as amended). However, in the interests of good planning practice, and given the introduction of external plant equipment, this application has been submitted to enable the Local Planning Authority to fully consider the proposals.

As per Section 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the mandatory biodiversity gain planning condition does not apply to the development as works do not impact a priority habitat and impact less than; 25sqm of onsite habitat, or 5m of linear habitats.

Planning Policy Framework

The site is located within the administrative boundary of Kirklees Council, where the statutory development plan consists of:

- Kirklees Local Plan (2019)
- Any relevant Neighbourhood Plan (NB. the site falls within Lepton Neighbourhood Plan Area).
- Relevant Policy Maps
- Emerging Local Plan (The consultation ran from 25 November to 28 February 2025. Adoption is forecasted for April 2029)

Allocations and Designation

The site falls within the strategic green infrastructure network.

Kirklees Local Plan Policies of Relevance

- Policy LP1 – Presumption in Favour of Sustainable Development
- Policy LP13 – Town Centre Uses
- Policy LP24 – Design
- Policy LP26 – Renewable and Low Carbon Energy
- Policy LP27 – Flood Risk
- Policy LP31 – Strategic Green Infrastructure Network

Planning Assessment

The works which the applicant is seeking planning permission for are extremely minor, consisting of the replacement of existing plant to support the heating and cooling of the store by utilising renewable heat technology. The ASHP will reduce reliance on conventional fossil fuel-based heating systems and contribute towards a reduction in the store's operational carbon emissions in accordance with Policy LP26.

Due to the location of the site within a wider mixed-use area and the location of the proposals being within an enclosure, the proposed works will have limited impact on the aesthetic of the site or its immediate surroundings.

The scale and design of the proposals mean that they are policy compliant with Policy LP24 and since good design is at the core of these proposals and, regardless of this, the lack of visual sightlines of this plant makes its design largely immaterial in determining this application.

The primary consideration in determining this application is the noise impact of the proposed plant. A Plant Specification Document has been submitted in support of this application to demonstrate the initial estimate of impact of the proposed plant installations should be low on the site's immediate surroundings.

As the planning history demonstrates, proposals to improve the retail offering at this Aldi foodstore have previously been deemed acceptable by the LPA (Ref: 2018/62/90608/W); there is no justifiable reason why this application should not follow suit given its lack of visual sightlines and the betterment that this plant offers in sustainability terms.

Conclusion

In summary, the proposals principally comprise very minor works to increase the energy efficiency of the existing store, contributing to wider sustainability goals set by Aldi nationally.

The works seeking planning permission are compliant with Policies LP1, LP24, LP26, as well as various wider spatial policies adopted by the LPA.

Historic applications for similar schemes have been supported consistently by Kirklees Council, so the applicant anticipates that this application will follow suit without delay.

I look forward to receiving formal validation of this application, but in the meantime please do not hesitate to contact me if there are any further queries.

Yours sincerely

Redacted

Tom Clift
Senior Planner

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For and on behalf of Avison Young (UK) Limited