

20-08-2026

Kirklees Council
Development Management
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

BDP.

Dear Sir / Madam

**Application to Discharge Conditions 7, 8, 10, 11 and BNG of Planning Permission Consent 2024/48/92283/E
Redevelopment Of Market and Creation of Park
At Dewsbury Market, 32 Cloth Hall Street, Dewsbury, WF13 1QE**

BDP is instructed by our client, Kirklees Council, to seek the discharge of conditions 7, 8, 10, 11 and BNG of the Approved Planning Permission 2024/48/92283/E.

Submission and Fee

This application is accompanied by the following:

- Construction Environmental Management Plan
- Arboricultural Method Statement
- Desk Study and Ground Investigation
- Outline Materials Management Plan
- Remediation Method Statement
- Biodiversity Gain Plan
- Biodiversity Net Gain Assessment
- Biodiversity Net Gain Statutory Metric

Background

Full planning permission for the 'Redevelopment of Market and Creation of Park' was granted on 13 June 2025 (reference 2024/48/92283/E).

Submission

This Discharge of Condition application seeks to discharge Conditions 7, 8, 10, 11, and BNG of full planning consent 2024/48/92283/E as follows:

Condition 7

Prior to the commencement of development (including ground works), a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall include the following details:

- *A timetable of all works;*
- *Hours of works;*
- *Point(s) of access for construction traffic;*
- *Construction vehicle sizes and routes;*

- *Numbers and times of construction vehicle movements;*
- *Locations of HGV waiting areas and details of their management;*
- *Parking for construction workers;*
- *Loading and unloading of plant and materials;*
- *Storage of plant and materials;*
- *Signage;*
- *Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;*
- *Street sweeping;*
- *Measures to control and monitor the emission of dust and dirt during construction;*
- *Site waste management, including details of recycling/disposing of waste resulting from construction works;*
- *Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;*
- *Artificial lighting used in connection with all construction-related activities and security of the construction site;*
- *Site manager and resident liaison officer contacts, including details of their remit and responsibilities;*
- *Engagement with local residents and occupants or their representatives; and*
- *Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).*

In addressing Condition 7, this application for approval of details reserved by condition is accompanied by a Construction Environmental Management Plan.

Condition 8

Prior to the commencement of development (including ground works), an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The AMS and TPP shall include the measures listed in Table 4 of the Arboricultural Impact Assessment (BDP, DMTP-BDP-00-ZZ-SU-Y-92003 rev 01, August 2024). The development hereby approved shall be carried out in accordance with the details so approved.

In addressing Condition 8, this application for approval of details reserved by condition is accompanied by a Arboricultural Method Statement

Condition 10

Prior to the commencement of groundworks (other than groundworks required for a site investigation report), 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.

In addressing Condition 10, this application for approval of details reserved by condition is accompanied by a Desk Study and Ground Investigation.

Condition 11

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 10, 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.

In addressing Condition 11, this application for approval of details reserved by condition is accompanied by:

- Outline Materials Management Plan
- Remediation Method Statement

BNG Note

In accordance Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) development may not be begun unless:

- a) A Biodiversity Gain Plan (BGP) has been submitted to the Local Planning Authority; and*
- b) The Local Planning Authority has approved the BGP.*

The BGP must include:

- a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
- b) The pre-development biodiversity value of the onsite habitat;*
- c) The post-development biodiversity value of the onsite habitat;*
- d) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;*
- e) Any biodiversity credits purchased for the development; and*
- f) Any such other matters as the Secretary of State may by regulations specify.*

In addressing the above BNG Note, this application for approval of details reserved by condition is accompanied by:

- Biodiversity Gain Plan
- Biodiversity Net Gain Assessment
- Biodiversity Net Gain Statutory Metric

I trust the enclosed is sufficient to allow the discharge Conditions 7, 8, 10, 11, and BNG of planning consent 2024/48/92283/E.

In the meantime, if any additional information or clarification is required, please contact Nejla Delkic (Town Planner, BDP) on 0161 828 2405.

Kind Regards



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