

Jade3 Architecture Ltd

Job reference: 2025-enquiry 70

Address: land off Lockwood Road and Albert Street,
(at rear of Kwik fit unit on Bath Street)
Lockwood
Huddersfield
HD1 3QW

Date: 5-10-2026

Extra notes: Discharge of condition 5 and 6 pursuant of
Application Number: 2025/62/93066/W granted on 23-9-2026 for
change of use of vacant commercial disused land (formerly
display of scrapped cars) to form a car valeting facility (sui generis
use) with a welfare and storage unit.



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Here is the respective additional information for your considerations. The **red** text denotes that is a standard condition and nothing to discharge. The **blue** text denotes that additional information is to be provided which needed to be approved in writing prior to any works commencing.

Excerpts of reason for approval

1. The development hereby permitted shall be begun within three years of the date of this permission.

Noted standard condition, nothing to discharge.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Noted standard condition, nothing to discharge.

3. The premises shall not be open for business, including deliveries to or dispatches from the premises, outside the hours of:

- Monday to Saturday: 08:00 to 18:00
- Sunday: 10:00 to 16:00

Noted standard condition, nothing to discharge.

4. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either

- (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or
- (b) the Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter, remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Noted standard condition, nothing to discharge.

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5. Surface water run-off from the forecourt the areas used for and immediately adjacent to vehicle washing facilities must pass through an oil, petrol and grit interceptor / separator. The design details of the oil, petrol and grit interceptor / separator shall be submitted to and approved in writing by the Local Planning Authority before development commences. The interceptor / separator shall be installed in accordance with the approved details before the use of the site as a car wash commences, thereafter retained as such and maintained in accordance with the manufacturer's instructions.

[See attached additional drainage information. The interceptor details are attached.](#)

6. **Before development** commences, details of surface water drainage works shall be submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- evidence of existing positive drainage to public sewer and the current points of connection; and
- the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

The approved surface water drainage works shall be implemented in accordance with the approved details and thereafter retained.

[Preparatory works are to commence on site, however, before the works related to surface water drainage commences, here are the additional drainage information for your consideration.](#)

Prepared by

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Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited