



Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Nick Hirst

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Hector Black,
Covell Matthews Architects
6, Manor Place
Edinburgh
EH3 7DD

Date: 07-May-2020
Our Ref: 2020/90862

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 4, 6, 8, 10, 11 on previous permission 2018/93568 for change of use of existing unit in a mixed Class A1/A2/A3 retail development to form a mixed A1/A2/A3/A4/D2 retail and leisure development, internal alterations and reconstruction of upper level, with extension, external slide and formation of roof terrace for use as sky bar
Kingsgate Centre, King Street, Huddersfield, HD1 2QB
Application Number: 2020/90862**

I write with reference to your application to discharge the conditions for the above development as submitted on 13-Mar-2020.

Condition 4 (construction management)

You have submitted the document 'Planning Statement - Condition 4: Site set for Development Works at Kingsgate Shopping Centre' to discharge condition 4.

The submitted details are noted, however the following needs to be addressed:

- It is noted that the 'no vehicles' restriction at the Kingsgate / Cross Church St junction runs from 10am until 4pm. Whilst the document state that that the road will close at 10am, it is not said when it will reopen in the afternoon. Highway Safety would suggest the closure should match the signed times. This must be confirmed by the applicant.

- The routing of construction traffic to and from the site needs to be confirmed. Zetland Street should be used with HGV turning provided (demonstrated on plan) such that HGVs can enter and exit in a forward gear without the need to use Kings Street.
- There is also a potential scheme to improve Kings Street which may be undertaken this year. The applicants Construction Management plan should acknowledge these potential works and the need for liaison with the Councils Highway Design section to ensure that any conflicts between the timing of the proposed works are minimised.

Please can the submitted details be amended to address the above. For the avoidance of doubt, condition 4 is not discharged at this time.

Condition 6 (Crime and terror mitigation)

You have submitted the document entitled 'Crime Prevention Measures Report' to discharge condition 6.

The Council's Designing Out Crime Officer and the district's Counter Terrorism Security Advisor (CTSA) has raised concerns and have advised against the discharge of the condition at this time. Each has requested a meeting between themselves, the applicant/agent and officers of the LPA. This request was forwarded via email on the 14th of April; however, no response has been received.

Therefore, condition 6 is not discharged at this time, pending the results of a meeting between the abovementioned parties. To arrange this meeting please contact Nicholas Hirst at nick.hirst@kirklees.gov.uk

Condition 8 (EV Charging)

You have submitted the document 'Planning Statement - Condition 8' to discharge condition 8.

Officers accept the logic of 176 parking spaces as a starting point. However, officers would round 5% of 176 (8.8) to 9 units. Furthermore, there is no proposed trigger point for the remaining 5% of units.

Notwithstanding the above, the proposed 8 units are shown to be two different chargers that are each capable of providing a nominal 22kW per charging point. The use of Fast Charge units for the site, being a retail car park, is welcomed over slower alternatives. If it can be confirmed that all 8 units are to be 22kW units and would operate at their maximum speed, no additional charging points are sought.

It is understood that the car park is managed and that users are subjected to parking fees. It is therefore assumed that the parking bays served by the EV charging points will be managed in a way that prevents them being used by non-electric vehicles. Confirmation of how the spaces will be managed needs to be provided by the applicant.

Please can the submitted details be amended to provide clarification on the above. For the avoidance of doubt, condition 8 is not discharged at this time.

Condition 10 (drop off-point)

You have submitted the document 'Planning Condition Statement: Condition No 10' to discharge condition 10.

These proposals need to include measures to prevent the spaces being used for parking and details of how the spaces will be monitored, controlled and enforced when necessary to ensure they are used only for the intended purpose of drop off and pick up only. Signing alone may not be enough. A plan should be provided showing the specifics of the proposed signing and lining.

Please can the submitted details be amended to address the above. For the avoidance of doubt, condition 10 is not discharged at this time.

Condition 11 (traffic survey)

You have submitted the document 'Planning Condition Statement: Condition No 11: Traffic Survey King street' to discharge condition 11.

The traffic survey does not include any information regarding evening use, being limited to 0900 - 1700. The proposed cinema, bars and restaurants will be open late into the evening. Therefore, the survey should include the opening times associated with the proposed use. Furthermore, no information has been provided to say how the vehicles recorded within the survey were behaving. The original concern that led to the condition was that the existing measures to control traffic movement on King Street may be ignored, and that more effective enforcement measures may be needed. Please include a record of how surveyed vehicles are behaving.

For the avoidance of doubt, condition 11 is not discharged at this time.

The submission of further details

Various further details are required to discharge the above conditions. If the requested details are provided within eight weeks of the date of this letter, they will be accepted as part of this application. Please quote 2020/90862 and send the details direct to nick.hirst@kirklees.gov.uk, so that a further fee will not be required.



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Yours faithfully,

Mathias Franklin
Head of Planning and Development