

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No: 2021/44/90662/W

Site Address: King James School, St Helen's Gate, Almondbury,
Huddersfield, HD4 6SG

Description: Discharge of conditions 5 (20mph Zone), 6
(Pedestrian Crossing) and 7 (Construction
Management Plan) of previous permission
2020/92657 for the erection of a 10-classroom
teaching block and formation of car parking area with
associated engineering and landscape works (within a
Conservation Area)

Recommending Officer: Nick Hirst

DECISION – Discharge of Conditions – Approve

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Victor Grayson

AUTHORISED OFFICER

Date: 24-May-2021

Application: 2021/44/90662/W

Site: King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG

Proposal: Discharge of conditions 5 (20mph Zone), 6 (Pedestrian Crossing) and 7 (Construction Management Plan) of previous permission 2020/92657 for erection of a 10-classroom teaching block and formation of car parking area with associated engineering and landscape works (within a Conservation Area)

Assessment

Conditions 5 (20mph zone) and 6 (pedestrian crossing)

5. Prior to development commencing, details of a scheme to introduce a 20mph zone along St Helen's Gate, between the Fenay Lane and Arkenley Lane junctions, with timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the approved scheme shall be implemented and retained in accordance with the approved timescales.

Reason: *In order that the development should not prejudice highway safety or efficiency, in accordance with Policy LP21 of the Kirklees Local Plan.*

6. Prior to development commencing, details of a scheme to introduce pedestrian crossing facilities adjacent to the junction between Fenay Lane and St Helen's Gate, with timescales for implementation, shall be submitted to, and approved in writing by, the Local Planning Authority. Unless otherwise agreed in writing the pedestrian crossing facilities shall be implemented and retained in accordance with the approved timescales.

Reason: *In order that the development should not prejudice highway safety or efficiency, in accordance with Policy LP21 of the Kirklees Local Plan.*

The above conditions were requested by K.C. Highways (HDM), to enhance the safety and efficiency of the surrounding road network. The submitted details have been reviewed by HDM, in conjunction with Highway Safety and Highway Design.

Following review and public representations received as part of the Traffic Regulation Order process, the original designs for the 20mph zone and pedestrian crossing have been updated. The amended schemes as submitted are considered appropriate and comply with the aims and objectives of the conditions. The proposed timescale of delivery for both these works together is November – December 2021. This is considered reasonable and will ensure the provision of the highway improvements prior to the proposed building being opened, currently scheduled for occupation January 2022.

It has been noted that the proposed works are still at public representation stage for their respective Traffic Regulation Order assessments. Should this process necessitate material changes to the scheme, or the target date be set back materially from that currently proposed, a new DOC application will be required. A note to this effect shall be written upon the decision notice.

Condition 7 (Construction Management Plan)

7. Prior to development commencing, a schedule of the means of access to the site for construction traffic shall be submitted to, and approved in writing by, the Local Planning Authority. The schedule shall be done in accordance with the draft Construction Management Plan, as received on the 4th of December 2020, and shall include:

- *Construction traffic means of access, including times of use of access*
- *Routing of construction traffic to and from the site*
- *Temporary warning and direction signing on the adjacent highway*
- *Construction workers parking facilities*
- *Loading/unloading areas for materials, including internal turning facilities*
- *Wheel cleaning facilities to prevent mud and debris being deposited on the adopted highway*
- *Site Compound*

Unless otherwise approved in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: *Due to the restrictive nature of the site, so as to ensure adequate arrangements are approved which allow heavy vehicles to safely access the site, in the interest of the safe and efficient operation of the highway in accordance with Policy LP21 of the Kirklees Local Plan. This is a pre-construction condition, given the need to ensure safe access to the site and on-site arrangements, prior to construction traffic attending the site*

The condition was requested by HDM who, along with Planning officers, have reviewed the submitted information. Initial concerns were held over the level of contractor parking. These were addressed through the submission of further details on intended development phasing.

Officers and HDM are satisfied that the submitted CMP complies with the stipulations of the condition and addresses the aspect required. Condition 7 can therefore be discharged.

Summary

The submitted details are acceptable.

Recommendation: Approve details pursuant to conditions 5, 6 and 7.

Report Dated: 24/05/2021

Proposed Letter Text

Conditions 5 (20mph zone) and 6 (pedestrian crossing)

You have submitted the plans ref. 'HS-Fenay-P02 Rev.0' and 'HS-Fenay-P01 Rev.0' to discharge conditions 5 and 6 respectively. It is intended that these works would be delivered between November – December 2021.

I can confirm that the submitted details are acceptable for the purposes of conditions 5 and 6. Please be aware that each condition has the ongoing requirement that the approved schemes '*shall be implemented and retained in accordance with the approved timescales*'.

It is noted that both schemes are still subject to Traffic Regulation Order (TRO) assessment and are subject to change. Should material changes take place to either of the hereby approved plans, or the timescales for implementation be affected, a subsequent discharge of condition may be required. Please contact Nicholas Hirst (nick.hirst@kirklees.gov.uk) to discuss.

Condition 7 (Construction Management Plan (CMP))

You have submitted an untitled Construction Management Plan, on 06/04/2021. I can confirm that this document is acceptable for the purposes of condition 7.

Please be aware that the condition has the ongoing requirement that '*all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction*'.