

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2021/62/93674/W

Site Address: Greenhead College, Greenhead Road, Huddersfield,
HD1 4ES

Description: Partial redevelopment of Greenhead College including
demolition and making good, erection of 2 and 4
storey buildings, reconfiguration of parking and access
arrangements, reconfiguration of sports provision and
other associated external works (Within a
Conservation Area)

Recommending Officer: Nick Hirst

DECISION – Full Planning Permission – Approve

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below and as
per the report to the Strategic Planning Committee meeting of
16/12/2021 in respect of the above matter.**

Victor Grayson

AUTHORISED OFFICER

Date: 22/12/2021

Decision Authorisation: Committee Decision

Committee: Strategic Planning Committee

Date of Committee: 16 December 2021

Application Number: 2021/93674

Officer Recommendation: DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within this report.

Committee Decision: Support officer recommendation, with amendment to draft condition 4, increasing weekend hours of use of the new pitch from 0900 – 1300 to 0900 – 1500.

Conditions and Reasons

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

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3. No development shall commence until the remediation works and any further remediation works / or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been submitted to and agreed in writing by the Local Planning Authority, along with a timetable for their implementation. The approved works shall be implemented on site in full in line with the approved timetable in order to ensure that the site is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: So as to ensure appropriate consideration to coal legacy, to ensure the site is fit to receive new development in the interest of health and safety, so as to accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigation measures to be identified and carried out before

building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

4. Prior to the occupation of each phase of the development, or each phase being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any further remediation works/or mitigation necessary to address the risks posed by past coal mining activity

Reason: So as to ensure appropriate consideration to coal legacy, to ensure the site is fit to receive new development in the interest of health and safety, so as to accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

5. Groundworks (other than those required for a revised site investigation report) shall not commence until 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.

Reason: So as to prevent land, groundwater and surface water contamination, to ensure the site is fit to receive new development in the interest of health and safety, so as to accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 5 further groundworks shall not commence until a Remediation Strategy 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.

Reason: So as to prevent land, groundwater and surface water contamination, to ensure the site is fit to receive new development in the interest of health and safety, so as to accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

7. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 6. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Each phase of the development shall only be brought into use when the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority within three months of the development works being completed.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

9. Prior to development commencing, a scheme to provide buildouts to improve junction visibility on Greenhead Road, as shown on plan ref. 'NE8659- OOB- ZZ- 00- DR- L- 0001 rev. P25' for indicative purposes only, with timescales for implementation, shall be submitted to, and approved in writing by, the Local Planning Authority. Unless otherwise agreed in writing, the buildouts 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.

10. Prior to development commencing, a scheme to provide measures to manage parking on Greenhead Road and Park Avenue with timescales for

implementation, shall be submitted to, and approved in writing by, the Local Planning Authority. Unless otherwise agreed in writing, the measures 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.

11. Prior to development commencing, notwithstanding the submitted information, a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The Construction Environmental Management Plan shall provide details of:

- timetable of all works;
- the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks;
- vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;
- the parking of vehicles of site operatives and visitors;
- details and location of signage;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- 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;
- measures to control and monitor the emission of dust and dirt during construction;
- a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- mitigation of noise and vibration arising from all construction related activities (these details should also include suitable 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 contact details (including their remit and responsibilities); and
- details of engagement with local residents and occupants or their representatives.

The agreed plan shall be adhered to throughout the construction of the development.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24 and LP52 of the Kirklees Local Plan.

This is a pre-commencement condition, given the need for adequate consideration of mitigation measures (for the amenity of residents) prior to works commencing on site.

12. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- detail phasing of the development and phasing of temporary drainage provision;
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented; and
- include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100%. The maximum allowable offsite discharge rate shall not exceed 2.5 litres per second, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system for a phase is in place and functioning.

Reason: To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan.

This is a pre-commencement condition to ensure adequate assessment and implementation may take place at the appropriate stage of the development process.

13. The mitigation measures to control fugitive dust emissions during the demolition and construction phases of the development shall be implemented in accordance with those detailed in the Dust Management Plan by GallifordTry (no ref) (no date) and retained for the duration of the demolition and construction periods.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24 and LP52 of the Kirklees Local Plan.

14. The hereby approved development shall be undertaken and completed in accordance with the construction phasing plans contained within the 'Construction Management Plan rev no. r02', unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to ensure the safe and effective operation of the highway, in accordance with Policies LP21, LP24 and LP52 of the Kirklees Local Plan.

15. The removal of vegetation should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be

carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present work which may cause destruction of nests or, disturbance to the resident birds must cease until the young have fledged.

Reason: In the interests of preserving the biodiversity of the site, in accordance with LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework

16. Prior to above-ground building works commencing, (excluding the demolition of existing structures and temporary car parking provision), an Ecological Design Strategy (EDS) to ensure that a biodiversity net gain is achieved post-development shall be submitted to, and agreed in writing by, the Local Planning Authority. The EDS shall be in accordance with the Biodiversity Metric 3.0 calculations as received on the 16th September 2021 with the planning application and agreed in principle with the Local Planning Authority prior to determination, and shall provide a minimum of a 10% net gain in habitat units post development. The EDS shall include the following.

- Purpose and conservation objectives for the proposed works;
- Review of site potential and constraints;
- Detailed design(s) and/or working method(s) to achieve stated objectives;
- Extent and location/area of proposed works on appropriate scale maps and plans;
- Details on the establishment of wildflower meadows and introduced shrub planting on the site;
- Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance;
- Details for monitoring and (where the results from monitoring show that conservation aims and objectives of the EDS are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain; and
- Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the development hereby permitted provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan.

17. Prior to above-ground building works commencing, (excluding the demolition of existing structures and temporary car parking provision), details of all external materials (facing / roofing / windows / verges etc.), to include

details of the method of construction in terms of coursing/bonding pattern, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Reason: To ensure good design and in the interests of visual amenity, to comply with Policies LP24 and LP35 of the Kirklees Local Plan.

18. The surface water drainage scheme as detailed on plan ref. 'NE8659-CCS-ZZ-XX-DR-D-0501 Rev. P13' contained within the approved Drainage Strategy Document, shall be completed and made ready for use in line with the phasing principles approved under Conditions 12 and 14. Thereafter the surface water drainage system shall be retained, and managed and maintained in accordance with section 4.5 of the approved Drainage Strategy Document.

Reason: To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan.

19. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, further details of 36 secure cycle parking spaces and a timetable for their installation shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall then be implemented in accordance with the approved details and timetable and therefore retained.

Reason: To ensure attractive and usable cycle storage facilities are provided, in the interest of highway safety and efficiency and to comply with Policies LP20 and LP21 of the Kirklees Local Plan.

20. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, all 157 car parking spaces as shown on plan ref. 'NE8659- OOB- ZZ- 00- DR- L- 0001 rev. P25' shall be completed and be ready for use. Thereafter all 157 spaces shall be retained.

Reason: To ensure adequate parking provision on site, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan.

21. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to the proposed artificial grass pitch and the College's off-site playing pitches and include details of pricing policy, hours of use, access by non-college users, management responsibilities and a mechanism for review. The community use agreement shall be applicable to the off-site playing pitches following occupation of the new main building, and shall be applicable to the artificial grass pitch once it is brought into use following occupation of the new main building. All community use of the artificial grass pitch and the off-site playing pitches shall be in strict compliance with the approved agreement.

Reason: In the interest of preserving and enhancing the area's sport provision, to comply with the aims and guidance of Policies LP47 and LP61 of the Kirklees Local Plan.

22. Prior to each of the hereby approved 'new main build' as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', and the 'courtyard infill' as shown on plan ref. NE8659-RYD-02-ZZ-DR-A-3602 rev. P7 being brought into use, all works which form part of the sound attenuation scheme for that building, as specified in the Apex Acoustics Noise Impact Assessment dated 26th November 2021 (ref: NE8659-APX-ZZ-ZZ-RP-YA-0002 rev. P06) shall be completed and written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved, then a further scheme shall be submitted for the written approval of the Local Planning Authority incorporating further measures to achieve those noise levels. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before each building is first brought into use

Reason: To protect the amenity of neighbouring residents through managing noise pollution, in accordance with policies LP24 and LP52 of the Kirklees Local Plan.

23. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, the dedicated facilities that will be provided for charging electric vehicles as shown on plan ref. 'NE8659- OOB- ZZ- 00- DR- L- 0001 Rev. P25' shall be installed and made operational in accordance with those details in the PodPoint T3 | T7 | T11 | T22 Datasheet. Once installed the charging points shall be retained and maintained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan.

24. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented prior to first operation of the new main building and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well-being and to accord with Policy LP52 of the Kirklees Local Plan.

25. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, the bin store and associated screening shown on plan ref. 'NE8659- OOB- ZZ- 00-

DR- L- 0001 Rev. P.25' shall be provided and made ready for use. The bin store and screening shall thereafter be retained.

Reason: In the interest of visual amenity and highway efficiency, to comply with Policies LP21, LP24 and LP35 of the Kirklees Local Plan.

26. Prior to the hereby approved 'new main build', as shown on plan ref. 'NE8659-RYD-01-ZZ-DR-A-3600 rev. P8', being brought into use, details of a kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:

- A risk assessment for odour which considers amount and type of food that will be cooked together with the proposed dispersion of odours and proximity of receptors likely to be affected by any cooking odours;
- Based on the risk assessment, details of the proposed methods of odour control and dispersion of any extracted odours;
- Details showing the proposed location of all the major components of the extract system;
- The noise mitigation measures that will be incorporated in the extract system and details of the likely resulting noise levels that will be caused by operation of the extract system, in particular how loud it will be at nearby noise sensitive locations; and
- The proposed ongoing maintenance schedule that will be carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.

Before food cooking within the new main building commences, the approved extraction system shall be installed and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure the proposed development does not cause harmful odour pollution (within either a public area or at neighbouring premises) in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan.

27. Prior to above-ground building works commencing, (excluding the demolition of existing structures and temporary car parking provision), a further noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- An assessment of all of the noise emissions from the proposed development including (but not limited to) from the use of the sports pitches, car parking and mechanical plant;
- Details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises;
- A written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the

proposed development including details of all necessary noise attenuation; and

- Details of a scheme to minimise noise from the impact of balls against fencing and or enclosures.

Each phase of the development shall be implemented in accordance with the measures specified in the approved report and those measures shall be thereafter retained.

Reason: To protect the amenity of neighbouring residents through managing noise pollution, in accordance with policies LP24 and LP52 of the Kirklees Local Plan.

28. Prior to the All-Weather Sports Pitch being brought into use, a site-specific noise management plan shall be submitted to and approved in writing by the Local Planning Authority, the plan shall include:

- A facility for neighbours to report excessive noise or anti-social behaviour directly to the operator of the site and that all such complaints be logged and investigated upon receipt, and appropriate action taken promptly, and the complainant kept informed of progress;
- A system for training all staff to follow an action plan for dealing with complaints. This would include the ability to warn or ban user groups from the pitches;
- A method of informing users that swearing and anti-social behaviour is unacceptable, and that the operator of the site reserves the right to dismiss users from the pitch and ban their future use; and
- A log of complaints which should be retained for at least a period of two years.

The approved noise management plan shall be implemented before the use of the pitch commences and shall be retained thereafter.

Reason: To protect the amenity of neighbouring residents through managing noise pollution, in accordance with policies LP24 and LP52 of the Kirklees Local Plan.

29. Prior to the All-Weather Sports Pitch being brought into use, the external artificial flood lighting shall be installed in accordance with the details provided in the Plan HLS3095- Proposed Flood Lighting by Halliday Lighting (dated 06/09/2021). The installed external artificial lighting shall be operated thereafter in accordance with the approved scheme and maintained thereafter.

Reason: To protect the amenity of neighbouring residents through managing light pollution, in accordance with policies LP24 and LP52 of the Kirklees Local Plan.

30. Prior to the All-Weather Sports Pitch being brought into use, details of all acoustic barriers as recommended in the report by Apex Acoustics Noise Impact Assessment ref. 'NE8659-APX-ZZ-ZZ-RP-YA-0002 rev. P06' shall be

submitted to and approved in writing by the Local Planning Authority. The details shall include:

- A plan showing the location of the barriers
- The minimum height of the barriers relative to the adjacent ground level
- The construction specification of the barriers including the barrier support structure, the barrier material, the minimum barrier thickness, the minimum density of the barrier material and the details of where the barrier meets the ground.

The use of the All-Weather Sports Pitch hereby approved shall not commence until the construction of the acoustic barriers has been completed and the barriers shall be retained thereafter.

Reason: To protect the amenity of neighbouring residents through managing noise pollution, in accordance with policies LP24 and LP52 of the Kirklees Local Plan.

31. Notwithstanding the submitted information, prior to landscaping works commencing, a comprehensive schedule of hard and soft landscaping, with timescales, and a maintenance plan to cover a minimum of five years, shall be submitted to and approved in writing by, the Local Planning Authority. The soft landscaping scheme shall include an assessment of the trees to be removed, mitigatory tree re-planting and layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species. The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species. The hard landscape proposals shall thereafter be retained.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan.

32. The development shall be completed in accordance with the tree protection advice and directions (recommendations) contained in the Arboricultural Impact Assessment, ref. 'AR-5303-02.01 revised 23.11.2021' by Brooks Ecological, received by the authority on 14th of December 2021. These shall be implemented and maintained throughout the construction phase and retained thereafter.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policies LP24, LP33 and LP35 of the Kirklees Local Plan.

33. Prior to any above ground works in association with the courtyard infill building (as shown on plan ref. 'NE8659-RYD-02-ZZ-DR-A-3602 rev. P7', excluding demolition, a full schedule / timetable and full details of the works (including a method statement) to be undertaken to restore the existing building shall be submitted to, and approved in writing by, the Local Planning

Authority. Lime pointing shall be specified, with no strap pointing allowed, and any stone indents shall match the existing stone. The development shall be carried out in full accordance with the approved details. No works to repair the building shall take place until such measures have been agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity and character and appearance of the surrounding New North Road / Greenhead Conservation Area and to accord with Policies LP24 and LP35 of the Kirklees Local Plan.

34. The hereby approved development shall be undertaken and thereafter operated in accordance with the recommendations outlined within the 'Energy & Sustainability Statement rev. B'.

Reason: In the interest of energy preservation and supporting the climate change agenda, in accordance with LP26 of the Kirklees Local Plan.

35. The hereby approved development shall be undertaken and thereafter operated in accordance with the recommendations outlined within the Travel Plan 'ref. TP01B'.

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

36. No activity shall take place at the hereby approved all-weather sports pitch outside the following hours:

- Monday – Friday 0830 to 2030; and
- Weekends – 0900 to 1500

Artificial lighting for the sports pitch shall not be operated outside of 15 minutes prior to and post the above-mentioned times.

Reason: To prevent harmful noise pollution at unsocial hours (through voice and ball strike), in the interest of preserving the residential amenity of nearby residents, to comply with Policies LP24 and LP52 of the Kirklees Local Plan.

37. The total number of students shall at no time exceed 2,800 and staff shall not exceed 185 (full time equivalent).

Reason: In the interest of highway safety and efficiency, based off the submitted information and available access arrangements, to comply with Policies LP20 and LP21 of the Kirklees Local Plan.

Note: Pursuant to condition 31 and landscaping:

The submitted landscaping details are noted and not opposed in principle. However, the indicative shrub planting species includes some potentially invasive species, (*Lonocera nitida* etc) which should not be planted in this setting. Any such species should be substituted with more appropriate, less invasive species, preferably which are native and have been proven beneficial to pollinators where possible. For further information please see:

https://www.plantlife.org.uk/application/files/7114/8232/3452/Here_today_here_tomorro_w_2010_summary.pdf

A landscaping management and maintenance strategy is needed which covers a minimum of five years.

Note: Pursuant to conditions 9 and 10, be aware that discussions with the Council's Highway Authority will be required to facilitate the works.

Note: Pursuant to condition 27 all works to minimise the noise from the impact of balls should be carried out in accordance with the Design Guidance Note from Sport England - Artificial Grass Pitch (AGP) Acoustics - Planning Implications.

Note: Regarding contaminated land:

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2019. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group

Note: It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-225397 for further advice on this matter.

Note: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 0800 7318765) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	NE8659-OOB-ZZ-00-DR-L-0000	Rev. P08	30/11/2021
Block Plan	NE8659-OOB-ZZ-00-DR-	Rev. P25	06/12/2021

Plan Type	Reference	Version	Date Received
	L-0001		
Block Plan	NE8659-OOB-ZZ-00-DR-L-0005	Rev. P20	06/12/2021
Block Plan	NE8659-OOB-ZZ-00-DR-L-0010	Rev. P18	06/12/2021
Block Plan	NE8659-OOB-ZZ-00-DR-L-0016	Rev. P08	30/11/2021
Block Plan	NE8659-OOB-ZZ-00-DR-L-0020	Rev. P19	06/12/2021
Planting Strategy	NE8659-OOB-ZZ-00-DR-L-0030	Rev. P11	06/12/2021
Proposed Site Sections	NE8659-OOB-ZZ-00-DR-L-0050	Rev. P11	06/12/2021
Demolition Plan	NE8659-RYD-00-00-DR-A-2900	Rev. P2	20/09/2021
Demolition Plan	NE8659-RYD-00-ZZ-DR-A-2901	Rev. P1	20/09/2021
Proposed Floor Plans	NE8659-RYD-01-00-DR-A-3001	Rev. P12	30/11/2021
Proposed Floor Plans	NE8659-RYD-01-01-DR-A-3002	Rev. P10	30/11/2021
Proposed Floor Plans	NE8659-RYD-01-02-DR-A-3003	Rev. P7	20/09/2021
Proposed Floor Plans	NE8659-RYD-01-03-DR-A-3004	Rev. P7	20/09/2021
Proposed Floor Plans	NE8659-RYD-01-RF-DR-A-3005	Rev. P14	06/12/2021
Proposed Floor Plans	NE8659-RYD-02-ZZ-DR-A-3006	Rev. P12	03/12/2021
Proposed Floor Plans	NE8659-RYD-02-RF-DR-A-3008	Rev. P10	03/12/2021
Proposed Elevations	NE8659-RYD-01-ZZ-DR-A-3600	Rev. P8	30/11/2021
Proposed Elevations	NE8659-RYD-01-ZZ-DR-A-3601	Rev. P6	30/11/2021
Proposed Elevations	NE8659-RYD-02-ZZ-DR-A-3603	Rev. P3	03/12/2021
Proposed Elevations	NE8659-RYD-01-ZZ-DR-A-3605	Rev. P6	30/11/2021
Proposed Elevations	NE8659-RYD-01-ZZ-DR-A-3606	Rev. P4	30/11/2021
Proposed Elevations	NE8659-RYD-02-ZZ-DR-A-3602	Rev. P7	30/11/2021
Proposed Site Sections	NE8659-RYD-01-ZZ-DR-A-3801	Rev. P12	06/12/2021

Plan Type	Reference	Version	Date Received
Proposed Site Sections	NE8659-RYD-02-ZZ-DR-A-3802	Rev. P7	06/12/2021
Proposed Floor Plan	NE8659-RYD-00-00-DR-A-0400	Rev. P4	20/09/2021
Existing Floor Plan	NE8659-RYD-00-ZZ-DR-A-0400	Rev. P2	20/09/2021
Existing Floor Plan	NE8659-RYD-00-ZZ-DR-A-0401	Rev. P2	20/09/2021
Existing Floor Plan	NE8659-RYD-00-ZZ-DR-A-0402	Rev. P2	20/09/2021
Existing Floor Plan	NE8659-RYD-00-ZZ-DR-A-0403	Rev. P2	20/09/2021
Photos	NE8659-RYD-00-ZZ-DR-A-0410	Rev. P2	20/09/2021
Photos	NE8659-RYD-00-ZZ-DR-A-0411	Rev. P2	20/09/2021
Photos	NE8659-RYD-00-ZZ-DR-A-0412	Rev. P2	20/09/2021
Photos	NE8659-RYD-00-ZZ-DR-A-0413	Rev. P2	20/09/2021
3D Visual	NE8659-RYD-00-ZZ-VS-A-9201	Rev. P2	20/09/2021
3D Visual	NE8659-RYD-00-ZZ-VS-A-9202	Rev. P2	20/09/2021
Block Plan	Location of temporary Changing Rooms		20/09/2021
Block Plan	NE8659-CME-XX-XX-DR-Z-95001	Rev. P01	20/09/2021
Proposed External Services	NE8659-CME-ZZ-ZZ-DR-Z-95002	Rev. P08	30/11/2021
External Lighting Layout	NE8659-CME-ZZ-ZZ-DR-Z-95003	Rev. P05	30/11/2021
External Lighting Levels	NE8659-CME-ZZ-ZZ-DR-Z-95004	Rev. P04	30/11/2021
Grouped Plans and Elevations (Substation)	C1063405	Rev. A	20/09/2021
Proposed floodlighting (Horizontal Spill @ ground level)	HLS3095		06/09/2021
Proposed floodlighting (Vertical Spill @ 3m above ground level)	HLS3095		01/12/2021
Topographical Survey 2D	3440.1	Rev. P02	20/09/2021
3D Topographical survey	45774-013T-01-1	Rev. A	20/09/2021

Plan Type	Reference	Version	Date Received
3D Topographical survey	45774-013T-01-2	Rev. A	20/09/2021
Planning Statement			20/09/2021
Design and Access Statement		Rev. P3	20/09/2021
Heritage Impact Assessment (Part 1 and 2)	Project number 10487	Rev. P5	20/09/2021
Energy & Sustainability Statement	GSF-CDL-XX-XX-RP-SY-70223	Rev. B	20/09/2021
Ecological Impact Assessment	ER-5303-01-A		20/09/2021
Bat Survey Report	ER-5303-02-A		20/09/2021
Arboricultural Impact Assessment Plus Tree Survey	AR-5303-02.01		14/12/2021
Air Quality Investigation Survey	779108-66201561-SWE-ZZ-XX-RP-J-0004	Rev. C01	20/09/2021
Flood Risk Assessment	NE8659-CCS-ZZ-XX-RT-D-0001 Rev P03	Rev. P03	20/09/2021
Drainage Strategy	NE8659-CCS-ZZ-XX-RT-D-0002	Rev. P05	09/12/2021
Transport Statement	TS01B	Rev. B	01/12/2021
Travel Plan	TP01B	Rev. B	30/11/2021
Construction Management Plan		Rev. r02	03/12/2021
Noise Impact Assessment	NE8659-APX-ZZ-ZZ-RP-YA-0002	Rev. P06	01/12/2021
Greenhead College-Odour Statement			30/11/2021
Ancillaries Twin Charger Guard Rail T7 T11 T22 Data Sheet	PP-D-200063-1		30/11/2021
Fast Charging Twin Charger T3 T7 T11 T22 Datasheet	PP-D-170091-2		30/11/2021
Dust Management Plan			30/11/2021
Phase I Geo-Environmental Desk Study	UK20.5113	Issue 1	20/09/2021
Phase II Geotechnical and Geo-environmental Assessment	NE8659-CDL-ZZ-XX-RP-GE-60200	Rev. C	01/12/2021
Coal Mining Risk Assessment	1029739.RPT.GL.001	Rev. A	20/09/2021
Greenhead College –			20/09/2021

Plan Type	Reference	Version	Date Received
Temporary Changing Facility			

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Negotiations have taken place between the applicant, planning officers and their consultants. These principally related to seeking clarifications to submitted details and/or minor amendments to secure enhancements to the proposal. These include requesting more justification for the proposed material and amending the proposal to retain an additional tree on site. Discussions were also facilitated between the applicant and K.C. Forestry, relating to the loss of Council owned trees. The applicant worked positively with planning officers and submitted the requested information. On receipt of the requested details, officers confirmed they were supportive of the proposal.

In accordance with the Council's scheme of delegation the application was presented to the Strategic Planning Committee on the 16th of December 2021 where members voted to support officer's recommendation for approval, subject to an increase in the hours of use of the pitch on a weekend.

Report Dated: 22.12.2021