

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:	2022/44/90272/W
Site Address:	Greenhead College, Greenhead Road, Huddersfield, HD1 4ES
Description:	Discharge of conditions 11 (CEMP) and 12 (temporary surface water drainage) of previous permission 2021/93674 for 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 – 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: 04-Mar-2022

Application: 2022/44/90272/W

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

Proposal: Discharge of conditions 11 (CEMP) and 12 (temporary surface water drainage) of previous permission 2021/93674 for 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)

Assessment

Condition 11 (CEMP)

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.*

This condition was requested by K.C. Environmental Health, who have stated:

Application 2021/93674 required the Applicant to provide additional information with regard to the control and hours of use of construction related lighting. The Revised Construction Management Plan by GallifordTry dated 24/01/22 Rev No. r03, clarifies that all construction lighting will be controlled by photocell activation and only be operational during working hours. Security lighting will be time restricted to 30 seconds.

We accept The Construction Management Plan by GallifordTry dated 24/01/22 Rev No. r03.

The development shall be carried out strictly in accordance with the approved CEMP and no change there from shall take place without the prior written consent of the Local Planning Authority.

Recommendation

We recommend that The Construction Management Plan by GallifordTry dated 24/01/22 Rev No. r03. is approved. However, Condition 11 requires the Scheme to be implemented and maintained throughout the construction phase of the development therefore condition 11 should not be fully discharged until the construction at the site has been completed.

K.C. Highways have also reviewed the submitted details and offered no objection.

Planning officers have considered the development's community liaison, complaints, and community engagement element outlined within the CEMP. This includes a letter drop within 200m of the site prior to development commencing and at intervals through the proposal, as well as a community notice board on site hoarding for local residents to see and comment upon site actions. The operation manager's email address has been provided for complaints and/or queries alongside a protocol for 'exceptional working arrangements' that include a complaints process.

Assessing the above, officers consider the submitted CEMP to be acceptable and recommend that condition 11 be discharged.

Condition 12 (temporary surface water drainage)

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*

This condition was requested by K.C. LLFA, who have stated

‘The plan submitted is acceptable and provides detail proportionate to the size of the development. Should this be exceeded or is found to be practicable when development commenced due to unforeseen circumstances, a new plan should be devised and implemented.’

Accordingly, officers recommend that condition 12 be discharged.

Summary

Approval pursuant to both conditions (11 and 12) may be issued.

Recommendation: Approve details.

Report Dated: 04.03.2022

Proposed Letter Text

Condition 11 (CEMP)

You have submitted the following documents to discharge condition 11:

- The Construction Management Plan by GallifordTry dated 24/01/22 Rev No. r03'
- Dust Management Plan – Greenhead College DfE
- Site Waste Management Plan Excel template document

I can confirm that the submitted details are acceptable for the purposes of condition 11. However, be aware that condition 11 has the following ongoing requirement that must be adhered to continue compliance with the condition:

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

Condition 12 (temporary surface water drainage)

You have submitted 'The Construction Management Plan by GallifordTry dated 24/01/22 Rev No. r03 (Appendix B – Temporary Drainage Plan)' to discharge condition 12. This document is deemed acceptable for the purpose of condition 12, however should the approved details be exceeded or is found not to be practicable when development commences due to unforeseen circumstances, a new plan should be devised and implemented.

Furthermore, condition 12 has the following ongoing requirement that must be adhered to continue compliance with the condition:

'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'.

