

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:	2022/44/91284/W
Site Address:	Greenhead College, Greenhead Road, Huddersfield, HD1 4ES
Description:	Discharge of conditions 16 (Ecological Design Strategy), 17 (external materials), 27 (Noise Assessment) and 31 (Hard and soft landscaping) 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: 28-Jun-2023

Application: 2022/44/91284/W

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

Proposal: Discharge of conditions 16 (Ecological Design Strategy), 17 (external materials), 27 (Noise Assessment) and 31 (Hard and soft landscaping) 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 16 (Ecological Design Strategy)

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.*

The submitted details have been reviewed and accepted by K.C. Ecology. Officers therefore recommend that the details submitted pursuant to condition 16 be approved.

Condition 17 (external materials)

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.*

The applicant has provided details of a suite of material details digitally. Furthermore, work has commenced and various materials, including the main building's facing stone, have been installed on site and observed by officers. Informal discussions have been held with K.C. Conservation and Design, who offer no objection regarding the materials.

The materials are considered acceptable and officers recommend approval.

Condition 27 (Noise Assessment)

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.*

The submitted details have been reviewed and accepted by K.C. Environmental Health. Officers therefore recommend that the details submitted pursuant to condition 27 be approved.

Condition 31 (Hard and soft landscaping)

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.*

The originally submitted details have been reviewed by K.C. Landscape and found to be acceptable. Slight amendments were made to the plans following this date, but officers are satisfied they do not materially change the comments received from K.C. Landscape. Planning officers therefore recommend approval.

Recommendation: Approve Discharge of Conditions

Report Dated: 29/03/2023

Proposed Letter Text

Condition 16 (Ecological Design Strategy)

You have submitted the Ecological Design Strategy ref: ER-5303-03 Rev. E pursuant to condition 16.

I can confirm that the submitted details are acceptable for the initial purpose of condition 16. However, be aware that condition 16 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

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

Condition 17 (external materials)

You have submitted the document titled 'Planning Exterior Building Materials Schedule' and referenced GHCO-RYD-00-ZZ-SC-A-1916-S2-P03 pursuant to condition 17. Furthermore, on a site visit which took place on 14/03/2023 it was observed that development has commenced on site with various materials, particularly the facing stone, installed and evident for review.

The submitted details, and the materials as observed on site on 14/03/2023, are considered acceptable for the initial purpose of condition 17. However, be aware that condition 17 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The development shall then be constructed in accordance with the approved details.

Condition 27 (Noise Assessment)

You have submitted the Noise Impact Assessment authored by Apex Acoustics dated 01/04/2022 ref: NE8659-APX-ZZ-ZZ-RP-YA-0002 Revision P08 pursuant to condition 27.

I can confirm that the submitted details are acceptable for the initial purpose of condition 27. However, be aware that condition 27 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

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.

Condition 31 (Hard and soft landscaping)

You have submitted the following plans pursuant to condition 31:

- 5379-OOB-XX-XX-RP-L-6100_C02 - External Landscape Management and Maintenance Plan
- NE8659-OOB-ZZ-00-DR-L-0400_C16 - Proposed Planting Plan Overview
- NE8659-OOB-ZZ-00-DR-L-0401_C12 - Proposed Planting Plan Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0402_C13 - Proposed Planting Plan Sheet 2

- NE8659-OOB-ZZ-00-DR-L-0403_C14 - Proposed Planting Plan Sheet 3
- NE8659-OOB-ZZ-00-DR-L-0404_C12 - Proposed Planting Plan Sheet 4
- NE8659-OOB-ZZ-00-DR-L-0501_C04 - Landscape Details Softworks Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0502_C03 - Landscape Details Hardworks Sheet 1
- NE8659-OOB-ZZ-00-DR-L-0503_C05 - Landscape Details Hardworks Sheet 2
- NE8659-OOB-ZZ-00-DR-L-0504_C04 - Landscape Details Hardworks Sheet 3
- NE8659-OOB-ZZ-00-DR-L-0505_C03 - Landscape Details Hardworks Sheet 4
- NE8659-OOB-ZZ-00-DR-L-0506_C04 - Landscape Details Hardworks Sheet 5
- NE8659-OOB-ZZ-00-DR-L-0507_C04 - Landscape Details Hardworks Sheet 6

I can confirm that the submitted details are acceptable for the initial purpose of condition 31. However, be aware that condition 31 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

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.