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Date: 09/01/2025
Our Ref: 2022/93397

Dear Sir/Madam

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

Discharge of conditions 3 (Construction Environmental Management Plan), 4 (cycle parking), 5 (electric vehicle charging), 6 (waste storage and collection), 7 (crime prevention), 8 (materials), 9 (windows schedule), 10 (boundary treatments), 11 (external lighting), 12 (sound insulation), 13 (site investigation), 14 (phase II site investigation), 18 (landscaping), 19 (Ecological Design Strategy) and 21 (tree protection) of previous Section 73 approval 2021/92291 for conversion of former college buildings into 33 apartments including demolition of link canopy, partial demolition of link building, erection of additional storey to link building, and internal and external alterations

Highfields Centre, New North Road, Huddersfield, HD1 5LS

Application Number: 2022/93397

I write with reference to your application to discharge the conditions for the above development as submitted on 14/10/2022.

Summary

Details are hereby approved pursuant to conditions 5 (electric vehicle charging), 6 (waste storage and collection), 7 (crime prevention), 8 (materials), 9 (windows schedule), 10 (boundary treatments), 14 (phase II site investigation), 18 (landscaping), 19 (Ecological Design Strategy) and 21 (tree protection).

At this stage, approvals cannot be issued pursuant to conditions 3 (Construction Environmental Management Plan), 4 (cycle parking), 11 (external lighting), 12 (sound insulation) and 13 (site investigation).

Condition 3 (Construction Environmental Management Plan) – An amended (revision 2) Construction and Environmental Management Plan (CEMP) was submitted on 22/08/2024. This responds to most of the requirements of condition 3, however it is deficient in respect of the following:

- *Temporary drainage arrangements and details of the disposal of surface water from the development during the construction phase including methods to manage silt.*
- *Pre-development road condition surveys.*
- *Details of wheel washing facilities within the site.*

You are invited to address these outstanding matters. In the meantime, an approval pursuant to condition 3 cannot be issued at this stage.

Condition 4 (cycle parking) – You have submitted drawing 18.007(2-)001 rev G pursuant to condition 4. This is a ground floor plan showing two indoor areas (within building A) providing space for eight bicycles. One of these areas is immediately adjacent to an external entrance to building A, however the other is less conveniently located (cyclists would have to pass through at least three doors with their bicycles to get to/from this area).

No cycle parking is shown for the development's other buildings. It is unclear how the occupants of those other buildings would be able to access the cycle parking spaces within building A.

For a development of 33 residential units, parking for eight bicycles is considered insufficient. Of note, the council's Highway Design Guide SPD states that "a generous amount" of cycle parking should be provided, and recommends one cycle space per unit.

You are invited to provide details of an increased cycle parking provision within the site. In the meantime, an approval pursuant to condition 4 cannot be issued at this stage.

Condition 5 (electric vehicle charging) – You have submitted drawing 18.007(2-)001 rev G pursuant to condition 5. This is a ground floor plan showing five electric vehicle parking spaces within the site. Annotations confirm that the vehicle charging points would provide Mode 3 charging with a continuous output of least 16A (3.5kW) via a Type 2 socket.

The details submitted pursuant to condition 5 are considered acceptable and are hereby approved.

Please be reminded that condition 5 has ongoing requirements which state:

Residential units and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. The charging points installed shall be retained thereafter.

Condition 6 (waste storage and collection) – You have submitted drawing Proposed Site Layout Plan 18.007(9-)008 rev E, and drawing 18.007(2-)001 rev G. These show:

- Building A – A bin store (accommodating 6x 1,100-litre bins) adjacent to the site boundary along Highfields Road.
- Building B, former link building and tower – A bin store (accommodating 6x 1,100-litre bins) to the southeast of building B.
- Former toilet block – A space for 2x 240-litre wheelie bins and a bin collection point.

The details submitted pursuant to condition 6 are considered acceptable and are hereby approved, subject to the 2m high close boarded timber fencing (with gates to match) of the bin stores being painted black (to match the retained adjacent metal railings) within three months of this approval.

Please be reminded that condition 6 has ongoing requirements which state:

The works and arrangements comprising the approved details shall be implemented before first occupation and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Condition 7 (crime prevention) – You have submitted the following drawings pursuant to condition 7:

- Existing and Proposed Elevations – Building A and Link Building (drawing 18.007(2-)004 rev C);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)011 rev B);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)012 rev C);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)013 rev C);
- Proposed Elevations – New Link and Link Tower, Existing and Proposed Elevations – Former Toilet Block (drawing 18.007(2-)014 rev E); and
- Existing and Proposed Elevations – Building B (drawing 18.007(2-)015 rev B)

In addition, the submitted Proposed Site Layout Plan 18.007(9-)008 rev E and the latest Landscape Proposals drawing SPP/H/541/1a are considered relevant to condition 7.

The details submitted pursuant to condition 7 are considered acceptable and are hereby approved.

Please be reminded that condition 7 has an ongoing requirement which states:

No part of the development shall be brought into use until the development has been implemented in accordance with the details so approved.

Condition 8 (materials) – You have submitted the following drawings pursuant to condition 8:

- Existing and Proposed Elevations – Building A and Link Building (drawing 18.007(2-004 rev C); and
- Proposed Elevations – New Link and Link Tower, Existing and Proposed Elevations – Former Toilet Block (drawing 18.007(2-014 rev E)

The above-listed drawings include inset images and annotations of:

- Ashlar sandstone (for coursing, with block size, finish and pointing to match that of the host building);
- Split face sandstone (for coursing, with block size, finish and pointing to match that of the host building);
- Zinc cladding (with a “natural” finish, for the roof to the Link Building); and
- Polyester powder-coated aluminium (for new doors and windows to the Link Building). On 25/11/2024 you confirmed that this material would be coloured black (RAL 9005 or 9011).

The details submitted pursuant to condition 8 are considered acceptable and are hereby approved.

Please be reminded that condition 8 has a further stipulation which states:

No materials other than those approved in accordance with this condition shall be used.

Please also ensure that work is carried out in accordance with the approvals issued by the council on 20/09/2024 in response to applications 2024/91339 and 2024/91341.

Condition 9 (windows schedule) – You have submitted the following document and drawings pursuant to condition 9:

- Window and External Door Schedule (10.01.004 window schedule);
- Proposed Ground Floor Plan: Building A and toilet block and all floors: Link and Tower Buildings (drawing 18.007(2-001 rev G);
- Proposed First Floor and Mezzanine above First Floor Plans: Building A (drawing 18.007(2-002 rev C);
- Proposed Second Floor and Mezzanine above Second Floor Plans: Building A (drawing 18.007(2-003 rev E);
- Existing Plans Building A (drawing 18.007(2-016 rev B);
- Existing Plans Building A (drawing 18.007(2-017 rev B);

- Existing and Proposed Elevations – Building A and Link Building (drawing 18.007(2-)004 rev C);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)011 rev B);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)012 rev C);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)013 rev C);
- Proposed Elevations – New Link and Link Tower, Existing and Proposed Elevations – Former Toilet Block (drawing 18.007(2-)014 rev E);
- Floor Plans – all levels Building B (drawing 18.007(2-)005 rev A); and
- Existing and Proposed Elevations – Building B (drawing 18.007(2-)015 rev B)

The details submitted pursuant to condition 9 are considered acceptable and are hereby approved.

Please be reminded that condition 9 has further stipulations which state:

The details so approved shall be implemented in full to the satisfaction of the Local Planning Authority prior to the first occupation of the development hereby approved, and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Please also ensure that work is carried out in accordance with the approvals issued by the council on 20/09/2024 in response to applications 2024/91339 and 2024/91341.

Condition 10 (boundary treatments) – You have submitted Proposed Site Layout Plan 18.007(9-)008 rev E pursuant to condition 10.

The details submitted pursuant to condition 10 are considered acceptable and are hereby approved.

Please be reminded that condition 10 has a further stipulation which states:

The development shall be implemented in accordance with the details so approved and shall be retained thereafter.

No boundary treatments *within* the site are shown on drawing 18.007(9-)008 rev E, therefore it is understood that you do not intend to separate the site's existing outdoor spaces to create private gardens (for example, for the converted former toilet block, or to the rear of building A). No approval for such separation (or for associated boundary treatments) should be inferred from this approval of drawing 18.007(9-)008 rev E.

Condition 11 (external lighting) – You have submitted the following drawings pursuant to condition 11:

- Existing and Proposed Elevations – Building A and Link Building (drawing 18.007(2-)004 rev C);

- Existing and Proposed Elevations – Building A (drawing 18.007(2-)011 rev B);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)012 rev C);
- Existing and Proposed Elevations – Building A (drawing 18.007(2-)013 rev C);
- Proposed Elevations – New Link and Link Tower, Existing and Proposed Elevations – Former Toilet Block (drawing 18.007(2-)014 rev E); and
- Existing and Proposed Elevations – Building B (drawing 18.007(2-)015 rev B)

Notwithstanding the above list, it is noted that drawing 18.007(2-)014 rev E does not, in fact, show any external lighting.

The submitted drawings indicate where four types of external lighting fitting would be installed or retained. The four types are described on the submitted drawings as follows:

- Decorative wall-mounted fitting, approximately 300mm diameter, opal diffuser;
- Existing floodlight;
- Decorative traditional style lantern; and
- Combined uplighter/downlighter, stainless steel cylindrical fitting, approximately 70mm x 250mm.

While the locations and numbers of the proposed and retained light fittings are considered acceptable, an approval pursuant to condition 11 cannot be issued at this stage, as no details (in the form of product specifications for the proposed fittings, and photographs of the fittings to be retained) have been submitted. Furthermore, the documents listed in your letter of 29/05/2024 have not identified areas or features within or adjacent to the development that are visited by bats, and where external lighting may cause disturbance to bat breeding, resting or foraging places or to important routes used by bats to access key areas of their territory.

Without the above details, it is not possible to carry out a full assessment of the proposed external lighting's impact upon wildlife and habitats, the site's listed buildings, the settings of adjacent listed buildings, and the character and appearance of the New North Road / Greenhead Park Conservation Area.

You are invited to submit the outstanding details. In the meantime, an approval pursuant to condition 11 cannot be issued at this stage.

Condition 12 (sound insulation) – You have submitted a document titled “Discharge of Planning Conditions Ref: AA0126.1” (Azymuth Acoustics, 17/04/2024) pursuant to condition 12.

Paragraph 1.1 of the submitted document refers to secondary glazing, indicating that this has been installed at apartment F.8 in building A, however this is not shown on drawing 18.007(2-)002 rev C. In fact, the drawings submitted pursuant to condition 9 indicate that secondary glazing is to be installed only to one window (serving the bedroom of apartment G.6, as shown in drawing 18.007(2-)001 rev G). The Window and External Door Schedule

submitted pursuant to condition 9 makes no mention of secondary glazing. No other proposed locations of secondary glazing have been confirmed in details submitted pursuant to condition 12, and no specifications of such glazing have been provided.

It is concluded that your submission pursuant to condition 12 is incomplete, as it does not confirm all the locations where secondary glazing has been (or will be) installed, nor have specifications of the secondary glazing been provided. The submission therefore does not fully address the “details of a sound insulation and noise control scheme” requirement of condition 12.

You are invited to provide the outstanding information. In the meantime, an approval pursuant to condition 12 cannot be issued at this stage.

Condition 13 (site investigation) – You have submitted a Phase II Ground Investigation Report (ARC Environmental, ref 24-112, dated 08/05/2024, received 12/07/2024) pursuant to condition 13.

The comments of the Mining Remediation Authority are awaited. In the meantime, an approval pursuant to condition 13 cannot be issued at this stage.

Condition 14 (phase II site investigation) – You have submitted a Phase II Ground Investigation Report (ARC Environmental, ref 24-112, dated 08/05/2024, received 12/07/2024) and a Hazardous Ground Gas Risk Assessment Addendum Report (ARC Environmental, ref 24-112.01L, dated 09/07/2024, received 12/07/2024) pursuant to condition 14.

The details submitted pursuant to condition 14 are considered acceptable and are hereby approved.

Condition 14 has no further stipulations or requirements.

Condition 18 (landscaping) – You have submitted drawing SPP/H/541/1a pursuant to condition 18.

The details submitted pursuant to condition 18 are considered acceptable and are hereby approved. However, given the limited information provided regarding paving and other hard surface materials, should any new hard surfaces be proposed, a further submission would need to be made pursuant to condition 18.

Please be reminded that condition 18 has further stipulations which state:

No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping

shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Condition 19 (Ecological Design Strategy) – You have submitted an Ecological Design Strategy (Middleton Bell Ecology, ref MBE/OTH/2022/09/01, dated 06/07/2022) pursuant to condition 19.

The details submitted pursuant to condition 19 are considered acceptable and are hereby approved.

Please be reminded that condition 19 has a further stipulation which states:

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

Condition 21 (tree protection) – An amended (revision 2) Construction and Environmental Management Plan (CEMP) was submitted on 22/08/2024. This includes a Tree Protection Plan (TPP) at section 9, and illustrations of tree protection fencing at Appendix D.

The details submitted pursuant to condition 21 are considered acceptable, and are hereby approved.

Please be reminded that condition 21 has a further stipulation which states:

The development shall be carried out in accordance with the document so approved.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development