

**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:	2023/44/91812/W
Site Address:	railway line and associated land between, Huddersfield and Westtown (Dewsbury), within the Order Limits of The Network Rail (Huddersfield to Westtown (Dewsbury), Improvements Order 2022
Description:	Discharge of conditions 5, 6, 7, 10, 12 and 16 of the Deemed Planning Permission granted by the Department for Transport in relation to The Network Rail (Huddersfield to Westtown (Dewsbury) Improvements Order 2022, Stage 4 of the Development
Recommending Officer:	Liz Chippendale

DECISION – Discharge of Condition – 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.

Nick Hirst

AUTHORISED OFFICER

Date: 20-Nov-2025

Application: 2023/91812

Site: Railway line and associated land between, Huddersfield Westtown (Dewsbury), within the Order Limits of the Network Rail (Huddersfield to Westtown (Dewsbury), Improvements Order 2022

Proposal: Discharge of conditions 5, 6, 7, 10, 12 and 16 of the Deemed Planning Permission granted by The Department for Transport in relation to The Network Rail (Huddersfield to Westtown (Dewsbury) Improvement Order 2022, Stage 4 of the Development

UPDATE REPORT NOVEMBER 2025

This report should be read in conjunction with the previous officer report dated 24/04/2025. It relates to condition 5 (Code of Construction Practice) only, with reference to a request from Network Rail to vary the approved working hours at Huddersfield Station.

Following the issue of a decision which discharged details of standard working hours to satisfy condition 5, the applicant has subsequently submitted written correspondence requesting a variation of the working hours for works under Stage 4.

Huddersfield Station

Background

Network Rail previously applied to request the approval to extend working hours at Mirfield Station, Mirfield between March 2025 to September 2025 for the activities as listed below only:

1. Alterations to the scaffolding in the station roof;
2. Removal of the scaffolding from under the completed roof and above the temporary scaffold deck; and
3. The removal of the scaffold support towers from the station platforms (after the main scaffold deck has been removed).

An approval was issued for this request (see letter dated 24/04/2025).

Documents Submitted

- Letter from Network Rail dated 05 November 2025 Reference 151667-TSA-00-TRU-REP-W-EN-001854 titled "The Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order 2022 Code of Construction Practice Part A: Request to vary standard working hours at Huddersfield Station (2023/91812)

Proposal

The applicant's letter dated 05/09/2025 requests for the extended working hours as previously agreed in letter dated 24/04/2025 to be continued. The request is for the following scaffolding work activities to be conducted flexibly, at any time during the 24-hour day, between November 2025 to August 2026:

1. Alterations to the scaffolding in the station roof;
1. Removal of the scaffolding from under the completed roof and above the temporary scaffold deck; and
2. The removal of the scaffold support towers from the station platforms (after the main scaffold deck has been removed).

Network Rail state the following in relation to the above listed works:

Most of the above work activities will be carried out using Rules of the Route possessions and works since the expiry of the previous approval were carried out during the recent 30 day blockade, which are not restricted to the standard working hours stated in the CoCP Part A. However, to minimise Health & Safety risk to station users during core working hours and to ensure these necessary works are completed as promptly as possible, a proportion of these works will also need to be undertaken outside of core working hours.

The applicant submitted the following relating to potential noise and vibration disturbance:

It is considered that these works pose a low risk from a noise and nuisance perspective and these additional minor scaffolding activities are unlikely to cause unwanted nuisance or disturbance.

Consultation responses

KC Environmental Health

The proposal is to vary the standard working hours in relation to works at Huddersfield Station. We are informed in the attached letter ref: 151667-TSA-00-TRU-REP-W-EN-001854, that the works comprise the following: -

- *Alterations to the scaffolding in the station roof*
- *Removal of the scaffolding from under the completed roof and above the temporary scaffold deck*
- *The removal of the scaffold support towers from the station platforms (after the main scaffold deck has been removed)*

The timings of the works are given as any time during the 24-hour day, between November 2025 – August 2026 inclusive.

We have no objection to the variation but ask the Planning Officer to note the details of the works and the dates of the variation when deciding upon the application.

KC Highways

A request has been received – Letter ref. 151667-TSA-00-TRU-REP-W-EN-001854, Dated 5th November 2025, (attached) to vary the agreed working hours for works at Huddersfield Station.

The request relates to:

- 1. Alterations to the scaffolding in the station roof;*
- 2. Removal of the scaffolding from under the completed roof and above the temporary scaffold deck; and*
- 3. The removal of the scaffold support towers from the station platforms (after the main scaffold deck has been removed).*

The extended working hours are requested, to minimise Health & Safety risk to station users and therefore a proportion of these works will need to be undertaken outside of core working hours. The request seeks flexibility to allow these works to be undertaken at any time during the 24-hour day, between November 2025 – August 2026 inclusive.

The proposed extended working hours do not adversely impact on the safety or operation of the highway network and HDM have no objection to the request.

Assessment

Network Rail have applied to vary the previously approved standard working hours in relation to scaffolding works in Stage 4.

Officers concur with the assessments made by K.C. Environmental Health and K.C. Highways and raise no specific concerns to the information submitted.

Officers recommend that the proposed variation to the working hours for the specified works and specified time periods, as detailed in the letters by Network Rail, be accepted.

Recommendation: Approve

Report Dated: 19/11/2025

Proposed Decision Notice Text

Condition 5 Code of Construction Practice

The following document has been submitted:

- Letter from Network Rail dated 05 November 2025 Reference 151667-TSA-00-TRU-REP-W-EN-001854 titled “The Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order 2022 Code of

Construction Practice Part A: Request to vary standard working hours at Huddersfield Station (2023/91812)

The document relates to a proposed variation to the previously approved standard working hours pursuant to the requirements of condition 5 (Code of Construction Practice), Stage 4 only.

The document details a request from Network Rail for the following scaffolding work activities to be conducted flexibly, at any time during the 24-hour day, between November 2025 to August 2026:

1. Alterations to the scaffolding in the station roof;
2. Removal of the scaffolding from under the completed roof and above the temporary scaffold deck; and
3. The removal of the scaffold support towers from the station platforms (after the main scaffold deck has been removed).

The details therein, relating to specified works at the specified locations, are acceptable for the purposes of condition 5 and are hereby approved for the specified time periods identified above.

It is noted that, whilst the threshold for noise insulation or temporary housing has not been met, we ask the applicant to ensure the identified NSRs are made aware of the works and given the details of the Network Rail Helpline so that any concerns can be raised and addressed appropriately.

You are advised the standard working hours otherwise apply to all other works in Stage 4 which are not expressly listed above.