Kirklees Council
Planning and Development Service
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Date: 18-Dec-2023
Our Ref: 2023/92181

Dear Sir,

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

Discharge (partial – block B only) of conditions 7 (car park management plan), 15 (validation report) and 16 (EVCP) of previous permission 2014/90411 for erection of 2 blocks of student accommodation
land adjacent, Manchester Road, Huddersfield
Application Number: 2023/92181

I write with reference to your application to discharge the conditions for the above development as submitted on 19-Jul-2023.

This application specifically relates to Block B (the central block) of the existing student accommodation development on Manchester Road.

Condition 7 – Car parking management plan

Pursuant to condition 7 you have submitted:

- Proposed built student accommodation management plan (dated July 2023, rev B)
- Block B Ground Floor Plan (reference HUD-KKA-BB-00-DR-A-03-011

Your submission provides details of the proposed car parking provision, measures to control parking of the spaces provided, penalties for unauthorised on-site parking or unsocial parking in surrounding residential areas and information concerning the start/end of term booking process for student arrivals and departures at the site (move-in and move-out times). However, no information has been provided to explain how some of the spaces would be contracted to Kirklees College, as set out in the requirements for condition 7.

As it appears that no spaces are to be contracted to Kirklees College (or details of these arrangements have not been submitted), the submission fails to fulfil the condition's requirements. If it is indeed the case that the applicant intends to contract no spaces to Kirklees College, the applicant would have to submit a new Section 73 (variation of

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condition) application to explain why these spaces are no longer required or why it is not considered necessary to provide them, which would require a new highways assessment.

If spaces are to be contracted to Kirklees College, additional details of this are required and you are hereby offered 21 days from the date of this decision for you to submit the required information in relation to condition 7 under the current Discharge of Conditions application. Any information submitted after the 21 days would require a new submission.

For the above reasons, no approval pursuant to condition 7 is appropriate at this time.

Condition 15 – Validation report

You have submitted the following documents pursuant to condition 15:

- Remediation Validation Report (project number EGE-23-09-18-01)
- Technical Note (reference number 600519/MAJ/Remediation)
- Email dated 09/11/2023

The final comments of KC Environmental Health in respect of condition 15 are awaited. A decision relating to condition 15 will be issued in due course.

Condition 16 – Electric Vehicle Charging Point

Pursuant to condition 16 you have submitted:

- Remediation Validation Report (project number EGE-23-09-18-01)
- Technical Note (reference number 600519/MAJ/Remediation)
- Email dated 09/11/2023

Officers have reviewed the submitted specification for the Electric Vehicle Charging Point and have confirmed that even if the lowest specification was to be installed, it would meet the council's minimum standards.

As such, the EVCP for Block B can be approved, subject to it being implemented and made available for the use before occupation of the accommodation and retained thereafter.

However, this condition can only be partially approved pursuant to condition 16, as a formal Discharge of Condition application would also be needed for Block C, to which this condition also relates.

Yours faithfully

Mathias Franklin
Head of Planning and Development