



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

APPROVAL OF RESERVED MATTERS

**NOTE: This approval should be read in conjunction with an Agreement made under
Section 106 of the Town and Country Planning Act 1990**

Application Number: 2023/61/93655/W

To: Iain Bath
IB Planning Ltd
9, Scampston Drive
Harrogate
HG3 1FU

For: Tim Hosker, University of Huddersfield

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority, having considered your application submitted to the Council for approval of:-

RESERVED MATTERS APPLICATION PURSUANT TO (PHASE 2 OF) OUTLINE PERMISSION 2021/91544 FOR ERECTION OF HEALTH AND RESEARCH INNOVATION CAMPUS COMPRISING: CLASS F1(A)-EDUCATION; CLASS E(E)-MEDICAL/HEALTH SERVICES; CLASS E(G)(I)-OFFICES; CLASS E(G)(II)-RESEARCH/DEVELOPMENT OF PRODUCTS/PROCESSES; MULTI STOREY CAR PARK; CLASS E(A)-DISPLAY/RETAIL OF GOODS; CLASS E(B)-SALE OF FOOD/DRINK; CLASS E(D)-INDOOR SPORT/RECREATION/FITNESS AND THE DISCHARGE OF CONDITIONS 5 (MASTERPLAN), 6 (DESIGN CODE), 9 (INTERNAL ACCESS PER PHASE) AND 19 (BEMP PER PHASE)

At: SOUTHGATE/LEEDS ROAD, HUDDERSFIELD, HD1 1TW

NOTE Development pursuant to the outline planning permission to which this approval of reserved matters relates, must be commenced no later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

In accordance with the plan(s) and applications submitted to the Council on 04-Jan-2024, being matters reserved in a permission granted on 08-Oct-2021 the Council have approved the said matters in terms of, and subject to compliance with the details specified in your application, subject to the following conditions:-

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan.

2. The hereby approved buildings shall be faced in Corum (by Vandersanden) brick, as detailed on plan ref SG2-AHR-B2-XX-DR-A-08300 rev P6. Prior to the use of the brick, details of the proposed coursing/bonding pattern and the proposed mortar colour and pointing, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.

3. Excluding the brick pursuant to condition 2, prior to their use, details of all other external facing materials, as detailed on plan ref SG2-AHR-B2-XX-DR-A-08300 rev P6, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Reason: In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.

4. Prior to the installation of external glazing, a report containing the proposed anti-terrorism mitigation measures for the development shall be submitted to and approved in writing by the Local Planning Authority. The identified measures shall be implemented before the building is brought into use and shall thereafter be retained.

Reason: In the interest of crime prevention and anti-terrorism mitigation, so as to comply with Policy LP24 of the Kirklees Local Plan.

5. Prior to the hereby approved development being brought into use, details of a minimum of 36 dedicated car parking spaces, to be provided in or around the blue-line site as shown on plan ref SG2-AHR-B2-00-DR-A-08500 rev P4, shall be submitted to, and approved in writing by, the Local Planning Authority. The thereafter approved parking spaces shall be implemented prior to the development being brought into use, and thereafter retained.

Reason: To secure parking to serve the development on site, in the interest of Highway safety and efficiency so as to accord with Policy LP21 of the Kirklees Local Plan.

6. Pursuant to the requirements of condition 5, prior to the hereby approved development being brought into use, a car park management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include details of restrictions, signing and markings to ensure drivers are aware of the proposed parking provision. Details of a scheme ensuring the car park is used exclusively by those for which it is intended should also be supplied. The plan so approved shall be implemented before the development is brought into use and retained thereafter.

Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan.

7. Prior to the hereby approved development being first brought into use, the 11 Sheffield style cycle hoops, as shown on plan ref SG2-GIL-XX-00-DR-L-10014 rev P05, shall be installed, and made ready for use. The cycle storage facilities shall thereafter be retained.

Reason: To promote alternative methods of travel through the provision of appropriate and secure facilities, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

8. The landscape scheme shall be implemented in accordance with landscape plans referenced SG2-GIL-XX-00-DR-L-10011 rev P15 and SG2-GIL-XX-XX-DR-L-40011 rev P03 prior to first occupation of the development, or within the first planting season following first occupation. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate and healthy landscape scheme in the interests of visual amenity and biodiversity, in accordance with Policies LP24 and LP30 of the Kirklees Local Plan.

9. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be implemented in accordance with these approved details.

Reason: To ensure the successful aftercare of the landscaping, in accordance with Policy LP24 of the Kirklees Local Plan.

10. Other than where indicated on the drawings hereby approved, no railings, edge protection installations, flues, vents, wind turbines, plant, plant enclosures, lift overruns, aerials, dishes and/or CCTV cameras or related equipment and installations shall be located on or fixed to any roof of the development hereby approved. Should any such equipment or installations be considered necessary, details of these shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the details so approved.

Reason: In the interests of visual amenity, to accord with Policy LP24 of the Kirklees Local Plan.

Note: Highway works

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Note: Recommended hours of construction

To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- Monday to Friday: 0730 – 1830
- Saturday: 0800 – 1300
- With no working Sundays or Public Holidays In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Discharge of Condition

This application seeks to discharge conditions 5, 6, 9 and 19, imposed on the parent outline application ref. 2021/91544. Please note the following:

Condition 5 (masterplan)

Condition 5 requires each Reserved Matters application to be submitted with a Masterplan.

You have submitted the document titled National Health Innovation Campus Masterplan Southgate, Huddersfield; Master Planning, Phasing, Design Code Context: Volume 1 – Master Planning’ revision February 2024 Phase 2 Update Document, pursuant to condition 5.

I can confirm that the submitted details are acceptable in so far as they relate to Phase 2 and the details approved as part of this Reserved Matters application, ref 2023/93655.

However, the condition has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with condition 5:

The details comprised in the reserved matters for each phase shall comply in all respects with the approved Masterplan

Notwithstanding the above, condition 5 requires a Masterplan to be submitted with each subsequent Reserved Matters application (i.e., each phase). It is expected that the Masterplan document submitted as part of this application will evolve and be updated as each phase is progressed.

Condition 6 (design code)

You have submitted the document titled National Health Innovation Campus Masterplan Southgate, Huddersfield; Master Planning, Phasing, Design Code Context: Volume 3 – Design Code, revision July 2024, pursuant to condition 6.

Condition 6 has previously been discharged as part of application ref 2022/91456. Unlike condition 5, condition 6 only needs to be discharged once. However, the new version of the Design Code document now submitted makes minor modifications to the previously approved document.

I can confirm that the newly submitted details are acceptable and are hereby approved pursuant to condition 6.

The principles of the amended design code shall be considered and applied when progressing the future phases of the development, as outlined in the masterplan and phasing strategy. Please note that revisions to the design code should not be made for every phase.

Condition 9 (internal access)

Condition 9a) requires technical details of the phase’s “carriageway access”. It also requires the access to be a minimum of 7.3m wide, with a 2m footway and segregated cycleway and a minimum 35m centreline radius. This phase of the development is not considered to have a main “carriageway access”. Visitors are to use Pine Street, to access the Pine Street Car Park, until that area’s re-development under a later phase. This is detailed within the submitted Phasing Plan.

Condition 9b) requires the submission of parking arrangements, and sets out necessary parking bay standards. The intention is to use the existing Pine Street Car Park (159) spaces, which is to be converted from a public to private car park. This is considered reasonable for the purposes of condition 9b. It is acknowledged that this car park is temporary in nature, however this is to be addressed via conditions 5 and 6 attached to this Reserved Matters approval.

In light of the above assessment, the details submitted pursuant to condition 9 are hereby approved, in so far as they relate to Phase 2. Condition 9 requires each phase to include details of access, and therefore must be discharged as part of each subsequent Reserved Matters submission

Condition 19 (BEMP)

You have submitted a Biodiversity Management Plan referenced ER-7085-01 by Brooks Ecological pursuant to condition 19. This sits alongside the Section 106 agreement dated 29/11/2024.

I can confirm that the submitted details are acceptable for the purpose of condition 19, and are hereby approved. However, it is brought to your attention that the condition has ongoing requirements which must be adhered to secure continued compliance:

The approved Plan will be implemented in accordance with the approved details

Notwithstanding the above, you are reminded that condition 19 requires a Biodiversity Enhancement and Management Plan (BEMP) to be submitted with each subsequent Reserved Matter (i.e., each phase).

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Proposed Landscaping Layout	SG2-GIL-XX-00-DR-L-10011	Rev. P15	30/07/2024
Block Plan	SG2-GIL-XX-00-DR-L-10014	Rev. P05	30/07/2024
Proposed Site Sections	SG2-GIL-XX-XX-DR-L-20011	Rev. P04	30/07/2024
Proposed Site Sections	SG2-GIL-XX-XX-DR-L-20012	Rev. P04	30/07/2024
Proposed Site Sections	SG2-GIL-XX-XX-DR-L-20013	Rev. P03	30/07/2024
Proposed Site Sections	SG2-GIL-XX-XX-DR-L-20014	Rev. P05	30/07/2024
Block Plan	SG2-GIL-XX-XX-DR-L-40011	Rev. P03	30/07/2024
Proposed Floor Plan	SG2-AHR-B2-00-DR-A-08200	Rev. P4	08/08/2024
Proposed Floor Plan	SG2-AHR-B2-01-DR-A-08200	Rev. P3	08/08/2024
Proposed Floor Plan	SG2-AHR-B2-02-DR-A-08200	Rev. P4	08/08/2024
Proposed Floor Plan	SG2-AHR-B2-03-DR-A-08200	Rev. P4	08/08/2024
Proposed Floor Plan	SG2-AHR-B2-04-DR-A-08200	Rev. P4	08/08/2024
Proposed Floor Plan	SG2-AHR-B2-R1-DR-A-08200	Rev. P6	08/08/2024
Proposed Floor Plan	SG2-AHR-B2-R2-DR-A-08200	Rev. P2	08/08/2024

Plan Type	Reference	Version	Date Received
Proposed Elevations	SG2-AHR-B2-XX-DR-A-08300	Rev. P6	30/07/2024
Proposed Site Section	SG2-AHR-B2-XX-DR-A-08400	Rev. P5	08/08/2024
Proposed Elevations	SG2-AHR-B2-XX-DR-A-08401	Rev. P2	02/08/2024
Location Plan	SG2-AHR-B2-00-DR-A-08500	Rev. P4	30/07/2024
Design and Access Statement		Rev. P08	29/08/2024
Transport Assessment	Connectivity Report	Rev. P02	08/01/2024
Transport Assessment	Project No: 11004	Rev. 1	05/01/2024
Ecological / Biodiversity Statement	Biodiversity Management Plan (Phase 2)		05/01/2024
Supporting Information	Design Code	Rev. July 2024	30/07/2024
Supporting Information	Masterplan	Rev. Phase 2 Update	05/02/2024
Supporting Information	Fire Safety Strategy	Issue 01	13/12/2023

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "submitted to and approved in writing by the Local Planning Authority".

- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a

general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months

prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 03-Dec-2024

Signed:



David Shepherd
Executive Director for Place

Address to which all communications should be sent:

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
