RB/01/n1638

Head of Planning
Kirklees Metropolitan Council
Planning Services,
PO Box B93,
Civic Centre III,
Huddersfield,
HD1 2JR

24th April 2024

Dear Sir/Madam,

Section 73 Application for Variation of Condition 2 pursuant to Full Planning Permission 2022/62/92718/E at Oakroyd Hall, West Yorkshire Fire and Rescue Service Headquarters, Bradford Road, Birkenshaw, BD11 2DY

nineteen47 are instructed on behalf of West Yorkshire Fire and Rescue Service to prepare and submit an application under the provisions of Section 73 of the Town and Country Planning Act 1990 to amend planning condition 2 in respect of the aforementioned planning permission (herein referred to as the 'RTC Yard application') which relates to West Yorkshire Fire and Rescue Service Headquarters, Bradford Road, Birkenshaw.

Planning permission was granted on 19th December 2022 (ref: 2022/62/92718/E) for the following:

"Demolition of fire training building, extension and landscaping of RTC yard, including erection of fuel pump and tank, bin store and dog kennels, recladding of the BA building and erection of an enclosed link between BA and TRTC, provision of a new sub-station and new boundary treatments, retaining and landscaping works."

This application site area forms part of the wider West Yorkshire Fire and Rescue HQ site. A separate planning application (and subsequent S73 application reference PP-12931867) was pursued concurrently with the original application for the RTC Yard, for the redevelopment of the wider HQ site. The redevelopment works are currently progressing on site, and amendments are required to the permissions originally secured across the site to enable the scheme to achieve operational fire service requirements. These amendments are considered to be limited in nature but are required in areas within both application red lines and also in a further area outside of either red line boundary, which will be subject to a separate full enabling planning application. **We request that all three applications are considered conjointly to enable the works to be fully considered and understood.**

This application seeks to vary the plans which are referred to by Condition 2 of the permission.

Submitted in support of this application are the following documents:

- Plans:
  - Site Location Plan HQC004-BBA-Z0-XX-DR-L-1032 P01;
  - Proposed Site Plan – RTC Yard HQC004-BBA-Z0-00-DR-L-1034 C03 (to replace Proposed Site Plan HQC004-BBA-ZZ-XX-DR-L-7802 P03);

  - Landscape Masterplan 2 HQC004-BBA-ZO-00-DR-L-1072 P04 (to replace HQC004-BBA-ZO-00-DR-L-3035 P05);
  - Sub-Station Screening & Proposed Path HQC004-BBA-ZO-00-DR-L-7824 P01;
  - Landscape Masterplan (whole site - annotated for LPA reference);
  - Container Specification;
  - Car Rack Specification;
- Arboricultural Impact Assessment Addendum and Technical Note (The Environmental Partnership); and
- Technical Note - Biodiversity Net Gain Evaluation (The Environmental Partnership).

Proposed Amendments

Through further discussion with the West Yorkshire Fire and Rescue Service, minor amendments have been identified, which can be made to the scheme to improve the functionality and associated design of the site.

A masterplan has been submitted with this application (Masterplan-S4-C12) for the benefit of the LPA, which sets our all of the amendments proposed across the three application site areas to enable the works and the relevant red line boundaries to be fully understood.

The amendments are as follows:

- Three new car racks are proposed. Each rack will be 3 tiers high, to accommodate a total of 9 cars. The cars will be manually lifted onto the racks which are stationary. The specification details have been submitted alongside this application.
- A steel storage container (6.06m long x 2.44m wide x 2.59m high) is proposed which will contain electrical connection for lighting and electric plug points. This will be located within the confines of the existing RTC yard. A specification sheet has been provided which shows the details of the container.
- To the north of the substation on the eastern side of the site, it is proposed to construct a 3.0m high Weldmesh and timber slat combination fence to screen the sub-station. A section has been provided at this location. It is proposed remove the small row of existing conifers at this location and replace them with a mixed native hedge. An Addendum has been produced to support the Arboricultural Impact Assessment (ref: D8808.04.100) This concludes that while there will be an immediate loss of tree canopy cover in the short to medium term, the Soft Landscape Plan and levels of mitigation have been designed to ensure that there is no net loss of arboricultural value in the long term and no permanent degradation of the treescape.
- A new footpath is proposed to the east of the parade ground, along the edge of the existing road kerb. The footpath will be created on the current road surface to minimise impact on the existing trees. The AIA Addendum confirms that these will not be impacted.

In terms of amendments fall outside of the red line boundaries of both the HQ application and the RTC application, a separate application is being submitted alongside this application which covers these areas. The only area where the application crosses over with the new application is where the new footpath created on the line of existing road kerb at the edge of the road located to the east of the parade ground. The footpath will be created on the current road surface to minimise impact on the existing trees. The AIA Addendum confirms that these will not be impacted.

Assessment of the Proposals

It is not considered that any of the changes proposed are significantly material in nature, and the principle of the development has already been secured through the planning permission.

The removal of the conifers to the north of the substation is required to facilitate the new screening fence for the visual amenity benefit of site users. The AIA Addendum concludes that the mitigation has been designed to ensure that there is no net loss of arboricultural value in the long term and no permanent degradation of the treescape and as such there will be no adverse impacts from the removal.

The Biodiversity Net Gain Evaluation technical note concludes that the Section 73 application will have no direct impact or change with regards to ecological value of the site as originally submitted, therefore no further assessment is required.

The proposed amendments will not have an adverse impact on the character or appearance of the surrounding area, on residential amenity or on highway safety due to the minor nature of the amendments and their location within the site. The additional storage and racking within the yard area are required for essential training exercises associated with the site and will support the future operation of the site.

We trust that we have provided sufficient information for the purposes of validation and look forward to receiving notification of validation in due course. Should there be any queries or comments to any of the proposed amendments, we would be happy to discuss these further.

Yours faithfully

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Rebecca Beardsley
Senior Planner

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