

RB/01/n1638

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

14th August 2024

Dear Sir/Madam,

RE: Application to discharge conditions 11, 25 and 26 pursuant to planning permission 2024/70/91185/E for variation of condition 2 (plans), condition 15 (car park management plan) and condition 28 (vehicle audible warning systems) of previous permission 2022/92681 for variation of conditions 2 (plans), 3 (CMP), 4 (LEDS), 8 (BEMP) 12 (drainage), 17 (AMS), 22 (phase ii intrusive investigation), 23 (remediation) on previous permission 2022/91138 for demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage at 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 submit the aforementioned discharge of conditions application pursuant to the grant of planning permission 2024/70/91185/E.

This application seeks to discharge, in full, conditions 11, 25 and 26. A summary of the information that is being submitted to discharge the conditions is provided below.

Condition 11

Prior to the development being brought into use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and mitigation measures within the building design to avoid the transfer of structural loads onto the treated mine shafts.

Following the completion of the remedial works and mitigation measures, a signed Verification Report has been provided by GeoEnginSeer. It is considered that this will enable condition 11 to be discharged. Other details relating to the mitigation measures have been provided for condition 25, which are discussed below.

Condition 25

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time

as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

The Remediation Strategy which was approved through discharge of condition 23 on 13th December 2022 (ref: 2022/935582) identified that the following remediation works were required:

- General site clearance of surface materials and vegetation;
- Demolition of buildings;
- Break-up of slabs and hardstand;
- Post demolition investigation of the ground beneath the former buildings and slabs, which were inaccessible during the earlier investigations;
- Crushing of all suitable artificial hard material (ie. concrete/brick etc);
- Removal of above ground fuel tank; and,
- Gas protection measures with new structures.

Gas membrane installation was required as a remediation measure, with the below listed verification reports that have been submitted as part of this application documenting these works and confirming that the gas protection measures were installed as agreed. The other works carried out did not require verification reports.

- Remediation Strategy & Verification Plan (Calabrian)
- Verification Report (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Retro installation to old Fire House building 03.07.23 and 05.07.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Retro installation to old Fire House building 01.09.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Retro installation to old Fire House building 16.10.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems - Lift Pit base (Vertical Return) 17.05.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Training area Q to V 07.02.24 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Training area – Tunnels Visit 2 (second half of install) 09.05.24 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Lift pit base 11.04.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Retaining Wall (and base of staircase) 20.04.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Retaining Wall, gridline 13 24.02.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Retaining Wall, gridline 13 (continued) 27.02.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Pour #1 and Pour #2 12.06.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Pour #1 and Pour #2 12.06.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Pour #1 and Pour #2 05.06.23 (GeoEnginSeer)

- Verification Completion Report for Ground Gas Protection Systems – Perimeter outer edge detail 01.08.23 (GeoEnginSeer)
- Verification Completion Report for Ground Gas Protection Systems – Training area K to Q 09.05.24 (GeoEnginSeer)

It is now considered that all remediation works have been completed and the verification reports confirm this.

Condition 26

Before the installation of external artificial lighting commences, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following information:

- *The proposed hours of operation of the lighting;*
- *The location and specification of all of the luminaires;*
- *The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated;*
- *The predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity;*
- *The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site; and*
- *The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.*

The external artificial lighting shall be installed and operated thereafter in accordance with the approved scheme.

Submitted in support of condition 26 are the following documents:

- Lighting Specification Drawing: D45010/LKM/H
- External Lighting Layout: HQC004-HEB-XX-XX-DR-E-63000 Rev C03

The above documents should be considered alongside the following points:

- a. The site will be operational 24 hours a day, the external lighting will be illuminated during all hours of darkness controlled with daylight sensors.
- b. The location and specification of each of the luminaires is illustrated on the external lighting layout plan submitted alongside this document.
- c. The proposed level of maintained average horizontal illuminance for each area is illustrated on drawing no. D4510/LKM/H.
- d. The external lighting features directional optics, which use a low G (glare) rating with little or zero upward lighting output, in order to minimize lighting glare and spillage beyond the site boundary. The exception to this is for the decorative uplighting to selected tree bases which

are well within the site boundary. All elements are calculated using specialist lighting software to minimize glare and spillage to the lowest possible level.

- e. All new external lighting will be controlled via light sensors, with the option to manually override via switches or with a timeclock.
- f. All external lighting is designed to Environmental Zone E2 'Rural'.

I trust that the information provided is sufficient for the purposes of discharging the above conditions. However, please do not hesitate to contact me should you have any queries.

Yours faithfully

Rebecca Beardsley

Senior Planner

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