KIRKLEES METROPOLITAN COUNCIL

INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING CONDITIONS PREVIOUSLY ATTACHED

Reference No:	**2024/70/92472/W**
Site Address:	Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS
Description:	Variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)
Recommending Officer:	William Simcock

DECISION – Variation 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: 23-Apr-2025

Officer Report

Application: 2024/92472

Site: Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

Proposal: Variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)

Site description

The site comprises land and buildings within Huddersfield Town Centre's south-east area.

The site is bounded by Queensgate to the south and south-east; by Queen Street to the east, by King Street to the north and by Victoria Lane, Peel Street and Alfred Street to the west.

The site covers an area of 3.93 ha and consists of the former (now demolished) multi-storey car park, the Queensgate Market (Grade II listed, part demolished), the library and art gallery (Grade II listed) and the Piazza shopping centre (part demolished), along with dispersed areas of open space. It is presently undergoing redevelopment.

The application site is located close to the boundary of Huddersfield Town Centre Conservation Area which is to the east and west of the site. There are a number of listed buildings in close proximity to the site including Huddersfield Town Hall (Grade II), St Pauls Hall (Grade II), and the Lawrence Batley Theatre (Grade II*).

Proposal

The proposal is for variation of condition (2) on previous permission 2024/90257. The condition reads as follows:

2. The development hereby permitted shall be carried out in 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 in the interests of visual amenity, and other matters relevant to planning and to accord with the Kirklees Local Plan and the National Planning Policy Framework.*

Application 2024/90257 was, in turn, itself a s73 variation of condition to condition 2 (same as above) on permission 2022/93248. Application 2022/93248 was the original permission for the site, and was for the following works:

i. Demolition of existing Piazza shopping centre;
ii. Part removal of Queensgate Market;
iii. Demolition/retention of service tunnels;
iv. Redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space);
v. Refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); Refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1);
vi. Change of use of part existing market hall building and extension to form public library (Use Class F.1);
vii. Erection of indoor event venue incorporating multi-storey car park below (Sui-Generis);
viii. Erection of public gallery building (Class F.1);
ix. Associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)

As part of this S73 variation of condition application, the main proposed changes are summarised as follows (further detail can be found within the DAS Addendum):

Museum and Gallery Design Changes

The originally approved Environmental Statement (ES) set out that the scheme, as presently approved (for works to the existing Library and Gallery building, a Class F.1 use) would amount to around 6,000sqm (including the extension). The originally approved Design and Access Statement (DAS) advised that the amount of development was 6,404sqm, of which 2,622sqm was within the approved extension to the building.

The now submitted DAS Addendum for these proposed works set out that there is an enlarged extension, now being proposed at 2,828sqm (i.e. 206sqm larger than the current consent).

It should be noted however that the now approved amendments (via previous S73 2024/90257) to the new library and food hall stage at the Market Hall, reduced the scale of the new library (Class F.1) development by some 470sqm from the original consent. Collectively, these amendments would amount to a reduction of 264sqm of Class F.1 use.

Other key differences are summarised below:

- Retention and enhancement of access and inclusivity;
- Same footprint and follows the same design and material principles established at the time of the original consent, with limited external amendments to window locations;
- Amendments to the basement level and to other floors to accommodate more vertical circulation;
- Changes to the lower ground level to allow for increased public use (through the provision of a flexible 'Heritage Innovation Activity Space' (HIAS), which was originally provided elsewhere within the original approval;
- The upper ground level has been amended, principally via the relocation of the entrance to the north elevation, which now permits the retention of nearly all of the existing eastern façade;
- These changes have enabled the exhibition spaces on level 1 to be amended, offering greater flexibility; and
- At level 2, the existing gallery use is being retained, with amendments to windows (within the extension) and consideration of heating and cooling ventilation systems;

Public Realm Changes

The main changes can be summarised as follows, with more detail being found within the submitted Design and Access Statement Addendum.

- More detail and amendments upon the immediate environs of the building, particularly the use/activity of associated spaces, linked to the combined Museum and Gallery (including how the building is now proposed to be accessed); and
- Amendments to the transition of changing levels across the external areas of the site, to the internal spaces.

The proposed changes would not require a variation to the wording of Condition (2), but if approved the plans and specification schedule would be updated accordingly.

Relevant Planning History

The following applications relate to this site:

- 2006/94640 – Listed Building Consent for installation of CCTV system (internal and external). Granted 31/01/2007.

- 2008/91902 – Outline application for new residential development (C3), retail and leisure (approx. 418,000 sq. ft gross, encompassing A1 to A5 uses, including anchor, department store, mezzanine and new market hall, hotel (C1), new library, art gallery. Withdrawn.

- 2020/93736 – Prior Approval for demolition of car park. Approved 08/12/2020.

- 2021/91765 – Listed Building Consent for replacement flat roof and all associated rooflights, repairs and repointing to external elevations, installation of new rooflight to existing lightwell and structural repair works within the lightwell. Granted 25/08/2021.

- 2021/92044 – Listed Building Consent for the replacement of the existing single glazed windows. Withdrawn 12/11/2021.

- 2022/93248 Demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area).

- 2024/90257 – Variation of condition (2), plans and specifications, on previous permission 2022/93248. Approved.

- 2024/90210 – Discharge of condition 40 (framework travel plan) on permission 2022/93248. Approved

- 2024/90270 – Listed Building Consent for demolition, alteration, refurbishment and extension. Granted.

- 2024/91364 – Discharge of condition 2 (demolition method statement) on permission 2022/93235. Split decision.

- 2024/91365 – Discharge of conditions 5, 6, 9, 11, 25 and 26 on previous permission 2022/93248. Pending consideration.

- 2024/92282 – Discharge condition 2 (demolition strategy) on LBC 2024/90270.

- 2024/92339 - Discharge of details reserved by conditions 13 (CEMP), 15 (CEMP-Biodiversity), 27 (Drainage) 33 (Landscaping), 34 (Tree Protection) and 39 (Sustainability Statement) of previous permission 2024/90257 for variation of condition 2 (plans and specifications). Pending consideration.

- 2024/92473 – Listed Building Consent for alteration, refurbishment to existing library and gallery to form museum and (retained) gallery. Consent granted.

- Numerous Listed Building Consent applications for shopfront alterations, internal alterations and associated works have been considered in relation to Queensgate Market.

Consultation

Internal consultees

K.C. Environmental Health: *We have reviewed this application and supporting documents and do not consider there to be any significant Environmental Health impacts with this proposal. Therefore, we have no objections to the variation.*

K.C. Waste: Did not raise any specific concerns.

West Yorkshire Police: Advice regarding designing out crime/security measures. A condition was attached to the original planning permission that will be retained on the S73 application.

The following Council services and teams were also consulted but did not comment:

- Streetscene; Public Rights of Way; Business Economic Regeneration; Landscape; Planning Policy; Town Centres; Conservation & Design.

The nature of the application and of the changes proposed is such that, it is considered, it can be fairly determined without the input of these teams and services.

External consultees:

National Amenity Societies: Were consulted as per statutory requirements but did not respond.

Historic England: No concerns; defer to Local Planning Authority.

West Yorkshire Archaeology: The potential for archaeological remains is low and no further archaeological works are currently recommended based on the available evidence.

Publicity

The planning application was publicised by site notices and a press notice on the grounds that it would be Major development and would affect the setting of a Listed Building and is either within a Conservation Area or affects its setting. The nearest properties were notified by letter. Publicity period ended 08-Nov-2024. No representations were received as a result.

The three local Ward Councillors were also notified of the application. No responses were received.

Planning Policy

Kirklees Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27/02/2019).

Relevant planning policy and guidance is listed in the committee report (dated 02/03/2023) for application ref: 2022/93248. That policy and guidance landscape remains largely unchanged since that committee report was published.

An updated National Planning Policy Framework was published (2024) since that previous committee report was written, however it does not have a significant bearing on the matters relevant to the current S73 application.

The following Local Plan policies are those most relevant to this application:

- **LP1** – Presumption in favour of sustainable development
- **LP13** – Town Centre uses
- **LP17** – Huddersfield Town Centre
- **LP20** – Sustainable transport
- **LP21** – Highways and access
- **LP24** – Design
- **LP35** – Historic environment

The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council.

Supplementary Planning Documents

- Highway Design Guide SPD (2019)

Other guidance

- The Huddersfield Blueprint

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), and the Planning Practice Guidance Suite (PPGS), first launched 06/03/2014, together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Relevant chapters include:

- **Chapter 7** – Ensuring the vitality of town centres
- **Chapter 12** – Achieving well-designed places
- **Chapter 16** – Conserving and enhancing the historic environment

Other relevant national guidance and documents:

- MHCLG: National Design Guide (2021)

Climate Change

On 12/11/2019, the council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. It is considered that the proposed changes to the application would not conflict with these aims.

Scope of this application

Section 73 of the Town and Country Planning Act 1990 concerns the "Determination of applications to develop land without compliance with conditions previously attached", colloquially known as "varying" or "amending" conditions. S73 applications must also involve consideration of the conditions subject to which planning permission should be granted. Where an application under S73 is granted, the effect is the issue of a fresh grant of permission and the decision notice should list all conditions pertaining to it. The application cannot be used to vary the time limit for implementation.

It is important to note that when assessing S73 applications the extant planning permission is a significant material consideration, which impacts heavily on the assessment of the proposal. Alterations to planning policy and other material considerations that may have emerged since the original grant of planning permission are relevant and need to be considered.

Finally, under NPPF paragraph 140, local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

Assessment

The main issues of this case are considered in the assessment below. The key considerations are:

1. Principle of development
2. Impact upon heritage assets and visual amenity
3. Other issues
4. Representations
5. Conclusion

1. <u>Principle of development</u>

Full planning permission ref (2022/93248) was granted on 21/07/2021 for:

> *Demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre.*

In planning policy terms, the application site is within Huddersfield town centre (TCB1) and within the primary shopping area (PSA1) and includes five primary shopping frontages.

The variation sought under this Section 73 application does not affect the principle of development which has already been agreed by the granting of the full planning permission. No changes to local or national planning policy, or in the local built environment are considered material to the established principle of development.

The proposed changes sought under this Section 73 application are summarised below:

- The now submitted DAS Addendum for these proposed works set out that there is an enlarged extension, now being proposed at 2,828sqm

(i.e. 206sqm larger than the current consent). Total length in the north-south dimension would be increased by about 1m;

- Retention and enhancement of access and inclusivity;

- Limited external amendments to window locations;

- Amendments to the basement level and to other floors to accommodate more vertical circulation;

- Changes to the lower ground level to allow for increased public use (through the provision of a flexible 'Heritage Innovation Activity Space' or HIAS), which was originally provided elsewhere within the original approval;

- The upper ground level has been amended, principally via the relocation of the entrance to the north elevation, which now permits the retention of nearly all of the existing eastern façade;

- These changes have enabled the exhibition spaces on level 1 to be amended, offering greater flexibility; and

- At level 2, the existing gallery use is being retained, with amendments to windows (within the extension) and consideration of heating and cooling ventilation systems.

- More detail and amendments upon the immediate environs of the building, particularly the use/activity of associated spaces, linked to the combined Museum and Gallery (including how the building is now proposed to be accessed); and

- Amendments to the transition of changing levels across the external areas of the site, to the internal spaces.

All of the above are considered to represent minor changes to the amount and mix of uses within the development and its functionality. It is considered that the development, thus modified, would continue to meet the objectives of Policies LP13 and LP17, and the five key objectives of the Huddersfield Blueprint. It would secure the retention and re-use of key civic buildings and the creation of a multi-functional, high-quality destination. Accordingly, the proposed changes have no material implications for the development's previous established principles of development.

1. <u>Heritage and visual amenity</u>

When determining planning applications that impact on designated heritage assets, local planning authorities have a statutory duty under sections 16(2), 66(1) and 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or

their setting or any features of special architectural or historic interest which they possess.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212-215 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and that harm, whether substantial or less than substantial.

Part 1 of Policy LP35 of the Kirklees Local Plan states that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

More generally, all development should conserve or enhance the quality of the townscape as set out in LP24(a).

This application was submitted in conjunction with application 2024/92473 for Listed Building Consent for alteration, refurbishment to existing library and gallery to form museum and (retained) gallery. The amendments to the previous consent that were sought, and obtained, consisted of the same changes as those in the bulleted list above, with the addition of amended roof light positions and size and very minor change to external materials. Application 2024/92473 was approved 14/11/2024.

In assessing the above Listed Building Consent proposal, 2024/92473, officers determined that most aspects of the proposal represented an enhancement upon what had previously been granted consent. It was considered that the degree of harm caused by the loss of an original external wall to the former library was less than substantial. The most architecturally significant elevations of the building would be retained, and it was considered on balance that an extension would be necessary to ensure a viable use for the building in the future. Listed Building Consent was granted conditionally.

Based on the above favourable decision, which this application seeks to replicate, the positive or neutral responses by Historic England and West Yorkshire Archaeology, and the lack of any adverse comments by other consultees, it is considered that the proposed changes would be compatible with the above stated aims of preserving or enhancing the significance of heritage assets including the setting of neighbouring Listed Buildings and the Huddersfield Town Centre Conservation Area, and the quality of the urban

environment overall, as set out in national and local policies. Accordingly, the proposal is considered to comply with Policy LP35 of the Kirklees Local Plan.

3 – Other issues

Local Plan policy LP20-21 requires development proposals to demonstrate that they can accommodate sustainable modes of transport and can be accessed effectively and safely by all users.

The proposals do not represent a significant intensification of the proposal overall. There are no significant changes to the pedestrian access or servicing arrangements. Neither KC Highways Development Management nor the Town Centres Team (albeit through non-response) have raised any concerns about the amendments. The minor changes to access and servicing arrangements are therefore considered to raise no concerns.

The proposed variation is considered to have no material impacts on other material planning considerations.

4 – Previous conditions

As this is an application under S73 of TCPA 1990 it will in effect be a new permission. The Planning Practice Guidance confirms that for the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect.

Application 2024/90257 was granted with 40 conditions.

All conditions remain pertinent and are to be retained. It is recommended that the conditions of permission 2024/90257 be re-applied. These are to be updated where appropriate (where they refer to now-superseded plans). Some are worded in such a way as to require certain matters to be approved pre-commencement, before demolition commences, or before development commences on a particular part of the scheme (the MSCP/Venue) or before the “component part” to which it relates is commenced. Development has already commenced but none of the conditions have been fully discharged.

For the sake of simplicity, efficiency, and consistency, it is recommended that the same conditions are carried over to the new permission in their present form, with a note relating to previous discharged condition. The applicant agrees to this approach.

A section 106 agreement was not required for the original proposal, or the first s73 submission. It remains the case that a section 106 is not required.

5 – Representations

No representations were made.

6 – Conclusion

The development approved under planning permission 2022/93248, subsequently varied by permission 2024/90257, combines the retention and re-use of key civic buildings and the creation of a multi- functional, high-quality destination. The amendments under this Section 73 application are considered to be minor in their nature, significance and potential impacts, and do not harm the heritage and cultural assets of the development which would retain and enhance the key elements of the town centre environment. Furthermore, there are no highway safety-related or heritage protection reasons to justify withholding consent.

The proposed amendments do not affect the Library, Gallery and Venue elements of the scheme, but since this permission wholly replaces the original one, all plans relating to these elements shall be included in the final plans table for the avoidance of ambiguity.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve subject to conditions

Report Dated: 26-Feb-2025

Application Number: 2024/92472
Decision Authorisation: Delegated Powers
Officer Recommendation: Grant variation of condition

Conditions and reasons:

Note: The applicant is advised that the below conditions were imposed by planning permission 2024/90257. They are hereby reproduced on this notice (with changes to wording where necessary to ensure that they do not refer to superseded plans), to provide you with a complete record of all conditions, regardless of whether some may have already been discharged.

Where the details pursuant to the above conditions, in accordance with the 2024/90257 corresponding original list of conditions, have already been submitted for discharge and approved, or part approved, by the Local Planning Authority, and where there is no change to the details required by that condition, a further discharge of condition application pursuant to this application's reference will not be necessary.

1. The development hereby permitted shall be begun before 21/07/2028.
Reason: This development is of a significant size and complexity and an extended period for implementation is necessary. This timeframe aligns with the 5-year period allowed on the granting of the original full planning permission on 21/07/2023.

2. The development hereby permitted shall be carried out in 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 in the interests of visual amenity, and other matters relevant to planning and to accord with the Kirklees Local Plan and the National Planning Policy Framework.

3. For the purposes of this decision letter and the conditions therein, drawing 2069-FCBSK-A-0226 P02 broadly identifies the component parts of the development as listed below. Applications to discharge relevant conditions shall be correlated to these component parts, or combination of parts:

a) The public open space
b) The outdoor event space;
c) The extension to the existing library;
d) The food hall and library;
e) The art gallery;
f) The service tunnels; and
g) The venue and MSCP

Reason: To ensure a consistent mechanism for the discharge of conditions.

4. Prior to commencement of development, a scheme for the programme of works shall be submitted to the Local Planning Authority.

Reason To ensure that construction of the development is phased in an appropriate way in accordance with policy LP5 of the Kirklees Local Plan.
This pre-commencement condition is necessary to ensure that details of works are agreed at an appropriate stage of the development process.

5. Demolition, site clearance of former structures or any groundworks (other than any groundworks required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person for any component part, or combination of component part(s) of the site (as referred to in condition 3) has been submitted to and approved in writing by the Local Planning Authority. The development of that component part, or parts shall be undertaken in accordance with the approved document.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that site investigation is carried out at an appropriate stage of the development process.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (5) further works shall not commence until a Remediation Strategy (relating to the relevant component part or parts of the development, as referred to in condition 3) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that site investigation is carried out at an appropriate stage of the development process.

7. Remediation of the site, or component part or parts (as referred to in condition 3), shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (6) In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area of the relevant component part or parts of the development (except for site investigation works) as referred to in condition 3, shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until proposed revisions to the Remediation Strategy for that component part or parts have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy for any component part or parts of the development as referred to in condition 3, specified or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the specified component 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 Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

9. No development shall take place on any component part, or combination of component part(s) of the site until: a) an appropriate scheme of intrusive site investigations has been carried out on site for any component part of the site to establish the risks posed to the development by past coal mining activity, and; b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
Reason: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. This condition will ensure that any risks associated with coal mining activity is taken into account.
This pre-commencement condition is necessary to ensure that investigation related to coal mining legacy is carried out at an appropriate stage of the development process.

10. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site (or any component part or parts, as referred to in condition 3) is, or 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 methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. This condition will ensure that any risks associated with coal mining activity is taken into account.

11. No demolition of any building shall take place within a component part (or combination of component parts) until a demolition strategy (to include the treatment of any temporarily, or permanently exposed external surface) has been submitted and approved in writing by the Local Planning Authority in respect of each component part of the development hereby approved. The

development of that component part, or parts shall be undertaken in accordance with the approved document.
Reason: To ensure that any demolition associated with the development is carried out to a satisfactory standard for the protection of visual and general amenity of the locality. This pre-commencement condition is necessary to ensure that details of demolition and protection are agreed at an appropriate stage of the development process.

12. The external artificial lighting shall be installed in accordance with the details provided in the Public Realm Lighting Strategy by Arup (ref: CDT430201-ARP-ZZ-ZZRP-YL-00002), dated 30/09/2022, including the mitigation measures to control spill light and glare.
Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with part 2 and 15 of the National Planning Policy Framework and Policy LP52 of the Kirklees Local Plan.

13. Prior to development commencing, a Construction Environmental Management Plan (CEMP) relevant to any component part of the development (or combination of component parts) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise and vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries; and
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction. This should be provided in the form a Dust Management Plan (with reference to the Air Quality Assessment by Ove Arup & Partners Limited (ARUP) Chapter 9 of Environmental Statement: Volume 1 Main Report and Figures (dated: 30.09.22).

A communications plan detailing the responsible person, their contact details and how this will be communicated to local residents and sensitive receptors. The agreed plan shall be adhered to throughout the construction of the development of that component part, or parts.
Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework and Policy LP52 of the Kirklees Local Plan.
This pre-commencement condition is necessary to ensure that details of works and the protection of amenity are agreed at an appropriate stage of the development process.

14. Noisy construction related activities shall not take place outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays.
- 08.00 to 13.00 hours, Saturdays; and
- No noisy construction related activities at any time on Sundays and Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework and Policy LP52 of the Kirklees Local Plan.

15. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) for any component part of the development (or combination thereof) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- Risk assessment of potentially damaging construction activities that refers to the most up-to-date site specific survey information and specifically to nesting birds;
- Identification of "biodiversity protection zones", where appropriate;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works, where appropriate;
- Responsible persons and lines of communication; and
- Use of protective fences, exclusion barriers and warning signs, where appropriate.

The approved CEMP shall be adhered to and implemented throughout the construction period of that component part, or parts in accordance with the approved details.

Reason: To protect biodiversity during construction by avoiding direst impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan.

This pre-commencement condition is necessary to ensure that details of measures to protect biodiversity are agreed at an appropriate stage of the development process.

16. Prior to development commencing, an Ecological Design Strategy (EDS) to ensure that a biodiversity net gain is achieved where possible within each component part and at the point of post-development completion, shall be submitted to, and agreed in writing by, the Local Planning Authority. The EDS shall be in broad accordance with the principles of the Biodiversity Metric 3.0 calculations as received by the Local Planning Authority on 04/10/2022, as agreed in principle with the Local Planning Authority prior to determination and shall provide a minimum of a 10% net gain (noting the developments objective to achieve a minimum of 50% net gain) in habitat units postdevelopment. The EDS shall include the following:

- Purpose and conservation objectives for the proposed works;
- Review of site potential and constraints for each component part;
- Detailed design(s) and/or working method(s) to achieve stated objectives for each component part;
- Extent and location/area of proposed works within each component part on appropriate scale maps and plans;

- Type and source of materials to be used where appropriate, e.g. native species of local provenance, within each component part;
- Type and location of a minimum of 10 Swift boxes with the overall development.
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance;
- Details for monitoring for each component part and (where the results from monitoring show that conservation aims and objectives of the EDS are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain;
- Details for disposal of any wastes arising from works; and
- Any subsequent changes to the proposed landscape design for any component part should be assessed using the Biodiversity Metric to ensure the BNG target continues to be met.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.
Reason: To protect biodiversity during construction by avoiding direst impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan.
This pre-commencement condition is necessary to ensure that details relating to biodiversity are agreed at an appropriate stage of the development process.

17. Any works which could impact nesting birds to be undertaken outside the breeding bird season (March to August inclusive). This includes vegetation clearance, demolition or structural works to buildings that provide nesting opportunities. If this is not possible, all potential nesting habitats should be checked by a suitably qualified ecologist prior to works being undertaken, and measures implemented to prevent damage or destruction of nests whilst in use.
Reason: To protect biodiversity during construction by avoiding direst impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan.

18. A habitat management plan for each component part, or parts (as referred to in condition 3) shall be implemented and all retained and newly created habitats on site to ensure they are appropriately managed and can achieve the target condition specified.
Reason: To protect biodiversity during construction by avoiding direct impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan.

19. Prior to the first occupation of the uses hereby permitted (excluding public realm and the outdoor event space) within a component part, or combination of parts, a Travel Plan for the specified component part or parts shall be submitted and approved in writing by the Local Planning Authority. The Travel Plan for that component part, or parts shall be implemented thereafter. To support the promotion of the use of sustainable modes the travel plan will include:

i. how the travel plan will be managed;
ii. targets aimed at lowering car use, particularly single occupancy trips, from/to the site;
iii. a program for monitoring the travel plan and its progress and how the travel plan and its objective of more sustainable travel will be promoted.

The approved travel plan shall thereafter be retained throughout the lifetime of the development unless otherwise agreed in writing by the LPA.

Reason: To comply with the council's sustainability objectives and the use of sustainable forms of transport are encouraged and to mitigate the highway and air quality impacts of the development in accordance with Policies LP20, LP21, LP24, LP51 and LP52 of the Kirklees Local Plan, Chapters 9 and 15 of the National Planning Policy Framework, and the West Yorkshire Low Emissions Strategy.

20. Prior to the first occupation of the uses hereby permitted (excluding public realm and the outdoor event space) within a component part, or combination of parts (as referred to in condition 3), a Strategic Service Management Plan shall be submitted and approved in writing by the Local Planning Authority in respect of each component part of the development hereby approved. The plan shall be fully implemented and the development thereafter operated in accordance with the approved service management plan throughout the lifetime of the development unless otherwise agreed in writing by the LPA

Reason: In the interests of highway safety in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, as well as Chapter 9 of the National Planning Policy Framework.

21. Prior to first use of the Venue and/or outdoor event space, an Events (Planning) Management plan (including signage/wayfinding) setting out how events at the Venue and Outdoor Events Space are to be managed (including consideration of highway impacts) should be submitted to, and agreed in writing, by the Local Planning Authority. The use of the Venue and outdoor event space shall be carried out in accordance with those approved details throughout the lifetime of the development unless otherwise agreed in writing by the LPA

Reason: In the interests of highway safety in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, as well as Chapter 9 of the National Planning Policy Framework.

22. Prior to development commencing upon the MSCP/Venue, a detailed scheme for the new signalised access from Queensgate to the MSCP including the MSCP access control system, as shown for indicative purposes only on drawing No. CDT430201-ARPXX-XX-SK-C-000006, Rev. P03, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include construction details including full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any part of the MSCP/Venue is brought into use the scheme shall be completed in accordance with the approved details.

Reason: To ensure that suitable access is available for the development In the interests of highway safety in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, as well as Chapter 9 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details of access are agreed at an appropriate stage of the development process.

23. Prior to development commencing upon the MSCP/Venue, a detailed scheme for the new service layby on Alfred Street, as shown for indicative purposes only on drawing No. CDT430201-ARP-XX-XX-SK-C-000001, Rev.P03, forming part of the approved Transport Assessment, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include construction details including full sections, drainage works, street lighting, signing, and surface finishes, together with an independent safety audit covering all aspects of work. Before any part of the MSCP/Venue is brought into use the scheme shall be completed in accordance with the approved details.
Reason: To ensure that suitable access is available for the development In the interests of highway safety in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, as well as Chapter 9 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details of servicing provision are agreed at an appropriate stage of the development process.

24. Prior to development commencing upon the MSCP/Venue details of the proposed method of closing off and making good all existing redundant accesses to the development site shall have been submitted to and approved in writing by the local planning authority. The approved works shall be completed before the development is brought in to use and the highway layout retained as such for the lifetime of the development.
Reason: To ensure that suitable access is available for the development in the interests of highway safety in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, as well as Chapter 9 of the National Planning Policy Framework.

25. Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA) for any component part, or combination of parts (as referred to in condition 3) has been submitted to and agreed by the Local Planning Authority. The development of that component part or combination or parts shall take place in accordance with those approved details. The scheme shall make provision for flow rates of 204.2 l/s to public sewers (in accordance with the Technical Note 'drainage discharge DR01 Response) dated 24/05/2023, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision. The scheme shall also include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure.

No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed component part of the development and retained thereafter.
Reason: To ensure the effective disposal of water from the development so as to avoid an increase in flood risk and so as to accord with Policies LP27 and LP28 of the Kirklees Local Plan and chapter 14 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details of drainage are agreed at an appropriate stage of the development process.

26. The development shall not commence for any component part, or combination of parts (as referred to in condition 3) until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre- and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority for any component part or parts. No part of the development for any component part or combination of parts shall be brought into use until the works comprising the approved scheme in relation to each agreed component part of the development have been completed and such approved scheme shall be retained thereafter.
Reason: To ensure the effective disposal of water from the development so as to avoid an increase in flood risk and so as to accord with Policies LP27 and LP28 of the Kirklees Local Plan and chapter 14 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details of drainage are agreed at an appropriate stage of the development process.

27. Development shall not commence within any component part or combination of parts (as referred to in condition 3) until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) for an agreed component part of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision;
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented; and
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations for any component part, or combination of parts.

Any temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that component part or parts have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the effective disposal of water from the development so as to avoid an increase in flood risk and so as to accord with Policies LP27 and LP28 of the Kirklees Local Plan and chapter 14 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details of temporary drainage are agreed at an appropriate stage of the development process.

28. Prior to occupation of any component part, or combination of parts as referred to in condition 3 (excluding the public realm and outdoor event space), a site waste management plan to include details of how waste and recycling will be collected by vehicle, for any specified component part as agreed, has been submitted and approved in writing by the Local Planning Authority in respect of each component part of the development hereby approved.
Reason: In the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

29. Prior to the commencement of superstructure works, for any component part, or combination of parts, details of measures to prevent and deter crime and anti-social behaviour shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- External lighting of public spaces;
- Street furniture (seating, planters); and
- Monitored CCTV

The details shall correspond with landscaping details to be provided pursuant to conditions (33). No part of the development shall be brought into use until the development has been implemented in accordance with the details so approved. **Reason:** In the interests of minimising the risk of crime and anti-social behaviour and creating a safer, more secure Town Centre's, and to accord with Policies LP24 and LP47 of the Kirklees Local Plan and the National Planning Policy Framework.

30. Before the multi-storey car park (MSCP) is brought into use a supplementary Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include further modelling to determine the 1- hour mean NO2 concentrations, at both of the car park vents. This should include the background concentrations and other sources. We would also ask that receptors are modelled to a height of 0.5m, to determine the impact of the emissions from the vents on children queuing at the Venue.
Reason: For promoting sustainable development and transport and conserving the natural environment in accordance with parts 2, 9 and 15 of the National Planning Policy Framework and Policies LP20, LP24, LP47 of the Kirklees Local Plan.

31. Before the electrical system is installed a scheme detailing the dedicated facilities to be provided for charging electric vehicles shall be submitted to and agreed in writing by the Local Planning Authority. The scheme will be in

accordance with the specifications detailed on pages 4-2 and 9-4 sections 4.2.7 and 9.5.32 of the Environment Statement by Pegasus Group, dated 30.09.22 and specify the number and location of the dedicated spaces to be provided. The agreed dedicated facilities for charging electric vehicles shall be installed, maintained and retained thereafter.
Reason: In the interest of compliance with Council's sustainability objectives including the use of sustainable forms of transport and to mitigate the highway and air quality impacts of the development in accordance with Policies LP20, LP21, LP24, LP51 and LP52 of the Kirklees Local Plan, Chapters 9 and 15 of the National Planning Policy Framework, and the West Yorkshire Low Emissions Strategy (WYLES).

32. No development above damp-proof course level shall take place upon the specified component part or parts (as referred to in condition 3) of the development until external materials have been submitted to and agreed in writing by the Local Planning Authority. The submission of materials to the Local Planning Authority shall set out the location of each material within the buildings elevation(s), their profile, colour, texture and their visible fittings. The materials shall be presented as a display panel(s) of a pre-agreed size and at a location within the site to be agreed with the Local Planning Authority. For the avoidance of doubt details shall include any screening of roof top plant. The development shall be implemented and completed in accordance with those approved details.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the National Planning Policy Framework.

33. Prior to the commencement of development of each specified component part, or parts, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- Details of existing and proposed levels, and regrading;
- Planting plans, including additional tree planting notwithstanding what is shown in the drawings hereby approved;
- Details of tree pit sizes and soils;
- Species schedules;
- Details of initial aftercare and long-term maintenance of trees including tree protection measures;
- Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;
- Details (including samples, if requested), of paving and other hard surface materials;
- Details and specifications of street furniture including but not limited to lighting, bollards, bins, seating and cycle provision; and
- No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

The approved landscaping scheme shall for that component part, or parts (as referred to in condition 3) from its completion, be maintained for a period of

five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of a similar size and species unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of visual amenity, to ensure high quality spaces are provided, in the interests of creating a safer, sustainable and accessible town centre, in accordance with Policies LP24, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan and chapters 8, 12 and 15 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details of landscaping are agreed at an appropriate stage of the development process.

34. Where any specified component part or parts (as referred to in condition 3) makes provision for the retention of any existing tree(s), a scheme for the protection of those retained tree(s) shall be submitted to and agreed in writing by the Local Planning Authority. The approved measures shall be implemented and carried out in accordance with those approved details.
Reason: To ensure the future health and stability of retained trees within the scheme in accordance with policy LP33 of the Kirklees Local Plan and chapters 8, 12 and 15 of the National Planning Policy Framework.

35. No component part or parts (as referred to in condition 3) shall be brought into use until all works comprised within the measures specified in the approved noise reports for that component part, or parts have been carried out in full and such works shall be thereafter retained.
Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

36. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. “Rating level” and “background sound level” are as defined in BS 4142:2014+A1:2019.
Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

37. Where entertainment events take place more than once per week or continues beyond 2300hrs, entertainment noise (e.g. noise from amplified and non-amplified music, singing and speech) at the premises shall be controlled so as to be inaudible inside the nearest residential premises. Inaudibility being defined as:

- if the external LAeq, (1min) (of the music etc. noise) at the façade of the nearest residential premises is not greater than the external LA90 (of

the background with no music etc. noise) at the façade of the nearest residential premises, and

- if the external L10 (5min) (of the music etc. noise) at the façade of the nearest residential premises is not greater than the external L90 (of the background with no music etc. noise) in each 1/3rd octave band between 40Hz and 160Hz at the façade of the nearest residential premises.

Where entertainment events take place more than 30 times per year, not more than once in a single week and ends by 2300hrs, entertainment noise (e.g. noise from amplified and nonamplified music, singing and speech) at the premises shall be controlled such that:

- the external LAeq, (1min) (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external LA90 (of the background with no music etc. noise) by more than 5 dB at the façade of the nearest residential premises, and
- the external L10 (5min) (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external L90 (of the background with no music etc. noise) by more than 5 dB in each 1/3rd octave band between 40Hz and 160Hz at the façade of the nearest residential premises.

Where entertainment events take place up to 30 times per year, suitable alternative external noise limits will be allowed based on the criteria set out the 'Code of Practice on Environmental Noise Control at Concerts' (Noise Council, 1995).

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

38. Prior to the use of any kitchen in relation to component parts (food hall and library, the art gallery, and venue), the kitchen extract systems as specified in the Ventilation and Extract Statement (ref: CDT430201-ARP-XX-XX-RP-N-00052) (dated: 30.09.2022) by Ove Arup & Partners Limited shall be installed and operational. The kitchen extract system shall thereafter be retained, operated at all times during the preparation and cooking of food and maintained in accordance with the manufacturer's instructions.

Reason: To ensure the proposed development does not cause harmful odour pollution within either a public area or at neighbouring premises in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

39. Prior to commencement of any component part or parts (as referred to in condition 3), a Sustainability and Energy Statement, outlining how sustainability will be built into that particular component part or parts, in line with the Kirklees councils adopted Net Zero target by 2038, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first use of the development, these sustainability measures will be implemented and retained in accordance with the approved details.

Reason: In order to secure a sustainable form of development in compliance with Chapter 14 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that details relevant to sustainability and energy are agreed at an appropriate stage of the development process.

40. Within six months of the date of this permission, details of an agreement relating to the implementation of a Framework Travel Plan (and subordinate plans) and the monitoring thereof shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure adequate arrangements for implementation and monitoring in relation to the Framework Travel Plan (and subordinate plans) are secured, and to comply with Policy LP20 of the Kirklees Local Plan and chapter 9 of the National Planning Policy Framework.

Footnotes

References to “MSCP” in the above conditions relate to the multi-storey car park hereby approved.

Electric Vehicle Charging Points:
The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.

Contaminated Land:
All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

Competent Person (Noise)
All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants http://www.association-of-noiseconsultants.co.uk/ (020 8253 4518) or the

Institute of Acoustics http://www.ioa.org.uk (0300 999 9675) for a list of members.

PCF Inaudibility
A simple “sound check” can be carried out outside the nearest noise sensitive property by listening to the music etc. coming from the application premises. If the music etc. is clearly audible, then it is likely that this condition is being breached. Therefore, steps should be taken to reduce the level that the music etc. is being played at.

Approved Plans Schedule:

Plan type	**Reference**	**Rev**	**Date Received**
HUDDERSFIELD MASTERPLAN			
Location plan	CDT430201-FCB-XX-00-DR-A-0010	P01	04.10.22
Indicative Component Parts plan	2069-FCB-SK-A-0226	P02	06.07.23
Proposed site plan	IR430301-CTA-ZZ-00-DR-A-020011	P02	30.08.24
Existing upper ground floor	CDT430201-FCB-XX-00-DR-A-020110	P01	10.09.24
Proposed upper ground floor demolition	CDT430201-FCB-XX-LG-DR-A-020141	P01	30.08.24
Proposed upper ground floor plan	CDT430201-FCB-XX-00-DR-A-020201	P03	30.08.24
Existing level 01	CDT430201-FCB-XX-01-DR-A-020111	P01	04.10.22
Proposed level 01 demolition plan	CDT430201-FCB-XX-01-DR-A-020142	P03	30.08.24
Existing level 02	CDT430201-FCB-XX-02-DR-A-020112	P01	04.10.22
Proposed level 02 demolition plan	CDT430201-FCB-XX-02-DR-A-020143	P03	30.08.24
Existing lower ground floor	CDT430201-FCB-XX-LG-DR-A-020109	P01	04.10.22
Proposed lower ground floor demolition	CDT430201-FCB-XX-00-DR-A-020140	P03	30.08.24
Proposed lower ground floor plan	CDT430201-FCB-XX-LG-DR-A-020200	P02	30.08.24

Proposed roof level demolition	CDT430201-FCB-XX-RF-DR-A-020144	P02	30.08.24
Proposed roof level plan	CDT430201-FCB-XX-RF-DR-A-020202	P03	30.08.24
Existing roof	CDT430201-FCB-XX-RF-DR-A-020113	P01	04.10.22
Existing south & west elevations	CDT430201-FCB-XX-ZZ-DR-A-020131	P01	04.10.22
Existing north & east elevations	CDT430201-FCB-XX-ZZ-DR-A-020130	P01	04.10.22
Existing sections 04, 05, 06, 07	CDT430201-FCB-XX-ZZ-DR-A-020121	P01	04.10.22
Existing sections 01, 02, 03		P01	04.10.22
Proposed sections 01, 02, 03	CDT430201-FCB-XX-ZZ-DR-A-020700	P03	30.08.24
Proposed elevations north and east	CDT430201-FCB-XX-ZZ-DR-A-020800	P03	30.08.24
Illustrative landscape masterplan	CDT430201-RFM-XX-00-DR-LD-000003	P13	10.09.24
Huddersfield masterplan – proposed elevation east and west	IR430301-CTA-ZZ-ZZ-DR-A-070120	P01	31.1.24
HUDDERSFIELD MUSEUM AND GALLERY			
Existing Library and Art Gallery Plans - Basement Plan	IR430300-FCB-ZZ-B -DR-A-030098	P02	30.08.24
Existing Library and Art Gallery Plans – LG Level Plan	IR430300-FCB-ZZ-LG-DR-A-030099	P02	30.08.24
Existing Library and Art Gallery Plans – UG Level Plan	IR430300-FCB-ZZ-00-DR-A-030100	P02	30.08.24
Existing Library and Art Gallery Plans – Level 01	IR430300-FCB-ZZ-01-DR-A-030101	P02	30.08.24

Existing Library and Art Gallery Plans – Level 02 Plan	IR430300-FCB-ZZ-02-DR-A-030102	P02	30.08.24
Existing Library and Art Gallery Plans – Roof Level Plan	IR430300-FCB-ZZ-RF-DR-A-030103	P02	30.08.24
Existing Sections Sheet 1	IR430300-FCB-ZZ-XX-DR-A-030120	P02	30.08.24
Existing Sections Sheet 2	IR430300-FCB-ZZ-XX-DR-A-030121	P02	30.08.24
Existing north and east elevations	IR430300-FCB-ZZ-XX-DR-A-030130	P02	30.08.24
Existing south and west elevations	IR430300-FCB-ZZ-XX-DR-A-030131	P02	30.08.24
Conservation Strategy - Basement	IR430300-FCB-ZZ-B -DR-A-030138	P03	30.08.24
Conservation Strategy – Lower ground floor	IR430300-FCB-ZZ-LG-DR-A-030139	P03	30.08.24
Conservation Strategy – Upper ground floor	IR430300-FCB-ZZ-LG-DR-A-030140	P03	30.08.24
Conservation Strategy – Level 01	IR430300-FCB-ZZ-LG-DR-A-030141	P03	30.08.24
Conservation Strategy – Level 02	IR430300-FCB-ZZ-LG-DR-A-030142	P03	30.08.24
Conservation Strategy - Roof	IR430300-FCB-ZZ-RF-DR-A-030143	P03	30.08.24
Conservation Strategy – Section 01	IR430300-FCB-ZZ-RF-DR-A-030161	P03	30.08.24
Conservation Strategy – Section 02	IR430300-FCB-ZZ-RF-DR-A-030162	P03	30.08.24
External Fabric Thermal Enhancement - Existing	IR430300-FCB-ZZ-RF-DR-A-030171	P03	30.08.24
External Fabric Thermal Enhancement - Proposed	IR430300-FCB-ZZ-RF-DR-A-030172	P03	30.08.24
Envelope repairs – north elevation	IR430300-FCB-ZZ-XX-DR-A-030181	P02	30.08.24
Envelope repairs – east elevation	IR430300-FCB-ZZ-XX-DR-A-030182	P02	30.08.24
Envelope repairs – south	IR430300-FCB-ZZ-XX-DR-A-030183	P02	30.08.24

elevation			
Envelope repairs – west elevation	IR430300-FCB-ZZ-XX-DR-A-030184	P02	30.08.24
Proposed Lower Ground Level Plan	IR430300-FCB-ZZ-LG-DR-A-030199	P03	30.08.24
Proposed Upper Ground Level Plan	IR430300-FCB-ZZ-LG-DR-A-030200	P04	30.08.24
Proposed Level 01 Plan	IR430300-FCB-ZZ-LG-DR-A-030201	P04	30.08.24
Proposed Level 02 Plan	IR430300-FCB-ZZ-LG-DR-A-030202	P04	30.08.24
Proposed Roof Level Plan	IR430300-FCB-ZZ-LG-DR-A-030203	P03	30.08.24
Proposed Sections Sheet 1	IR430300-FCB-ZZ-XX-DR-A-030700	P03	30.08.24
Proposed Sections Sheet 2	IR430300-FCB-ZZ-XX-DR-A-030701	P03	30.08.24
Bay Study 01	IR430300-FCB-ZZ-XX-DR-A-030900	P02	30.08.24
Proposed North and East Elevation	IR430300-FCB-ZZ-XX-DR-A-030800	P02	10.09.24
Proposed South and West Elevation	IR430300-FCB-ZZ-XX-DR-A-030801	P03	10.09.24
HUDDERSFIELD LIBRARY			
Huddersfield library - conservation of artwork - articulation in motion ceramic panel 9-10	IR430301-CTA-XX-ZZ-DR-A-074205	P02	31.1.24
Huddersfield library - conservation of artwork - articulation in motion ceramic panel 07-08	IR430301-CTA-XX-ZZ-DR-A-074204	P02	31.1.24
Huddersfield library - - conservation of artwork - articulation in motion ceramic panel 05-06	IR430301-CTA-XX-ZZ-DR-A-074203	P02	31.1.24
Huddersfield library - conservation of artwork - articulation in motion	IR430301-CTA-XX-ZZ-DR-A-074202	P02	31.1.24

ceramic panel 03-04			
Huddersfield library - conservation of artwork- articulation in motion ceramic panel 01-02	IR430301-CTA-XX-ZZ-DR-A-074201	P02	31.1.24
Huddersfield library floor finish- strategy for memory of market hall typology	IR430301-CTA-XX-ZZ-DR-A-076701	P01	31.1.24
Huddersfield library - thermal retrofit	IR430301-CTA-XX-ZZ-DR-A-074250	P01	31.1.24
Huddersfield library - glazing strategy	R430301-CTA-XX-ZZ-DR-A-076700	P01	31.1.24
Huddersfield library - existing section 05 & 06	IR430301-FCB-XX-00-DR-A-040122	P01	04.10.22
Huddersfield library - existing section 03 & 04	IR430301-FCB-XX-00-DR-A-040121	P01	04.10.22
Huddersfield library - existing section 01 & 02	IR430301-FCB-XX-00-DR-A-040120	P01	04.10.22
Huddersfield library - existing section 05 & 06	IR430301-FCB-XX-00-DR-A-040122	P01	04.10.22
Huddersfield library - existing south & west elevation	IR430301-FCB-XX-00-DR-A-040131	P01	04.10.22
Huddersfield library - existing north & east elevation	IR430301-FCB-XX-00-DR-A-040130	P01	04.10.22
Huddersfield library - existing roof	IR430301-FCB-XX-00-DR-A-040113	P01	04.10.22
Huddersfield library - existing lower ground floor	IR430301-FCB-XX-00-DR-A-040109	P01	04.10.22
Huddersfield library - proposed level 02	IR430301-CTA-XX-02-DR-A-071302	P01	31.1.24
Huddersfield library - proposed level 01	IR430301-CTA-XX-01-DR-A-071301	P01	31.1.24
Huddersfield library - existing level 01	IR430301-FCB-XX-00-DR-A-040111	P01	04.10.22

Huddersfield library - existing upper ground floor	IR430301-FCB-XX-00-DR-A-040110	P01	04.10.22
Huddersfield library - conservation of artwork - commerce	IR430301-CTA-XX-ZZ-DR-A-072200	P01	31.1.24
Huddersfield library – heritage strategy south and west elevations	IR430301-CTA-XX-ZZ-DR-A-071151	P01	31.1.24
Huddersfield library - heritage strategy north and east elevations	IR430301-CTA-XX-ZZ-DR-A-071150	P01	31.1.24
Huddersfield library - fabric removal drawing level 01 plan	IR430301-CTA-XX-01-DR-A-071601	P01	31.1.24
Huddersfield library - proposed west external bay study 01	IR430301-CTA-XX-ZZ-DR-A-073100	P01	31.1.24
Huddersfield library - proposed elevation south and west	IR430301-CTA-XX-ZZ-DR-A-071501	P01	31.1.24
Huddersfield library - proposed elevation north and east	IR430301-CTA-XX-ZZ-DR-A-071500	P01	31.1.24
Huddersfield library - proposed section 03 and 04	IR430301-FCB-XX-XX-DR-A-040701	P02	12.12.22
Huddersfield library - proposed section 03 and 04	IR430301-CTA-XX-ZZ-DR-A-071401	P01	31.1.24
Huddersfield library - proposed section 01 and 02	IR430301-CTA-XX-ZZ-DR-A-071400	P01	31.1.24
Huddersfield library - proposed roof plan	IR430301-CTA-XX-RF-DR-A-071303	P01	31.1.24
Huddersfield library – heritage strategy roof plan	IR430301-CTA-XX-RF-DR-A-071102	P01	31.1.24
Huddersfield library - proposed lower ground	IR430301-CTA-XX-LG-DR-A-071299	P01	31.1.24

floor plan			
Huddersfield library - fabric removal drawing lower ground floor plan	IR430301-CTA-XX-LG-DR-A-071599	P01	31.1.24
Huddersfield library – heritage strategy lower ground floor plan	IR430301-CTA-XX-LG-DR-A-071099	P01	31.1.24
Huddersfield library – heritage strategy level 01 plan	IR430301-CTA-XX-01-DR-A-071101	P01	31.1.24
Huddersfield library - proposed upper ground floor plan	IR430301-CTA-XX-00-DR-A-071300	P01	31.1.24
Huddersfield library - fabric removal drawing upper ground floor plan	IR430301-CTA-XX-00-DR-A-071600	P01	31.1.24
Huddersfield library - heritage	IR430301-FCB-XX-00-DR-A-040140-	P02	12.12.22
Huddersfield library – heritage strategy upper ground floor plan	IR430301-CTA-XX-00-DR-A-071100	P01	31.1.24
GALLERY			
Proposed elevation north and east	IR430320-FCB-XX-XX-DR-A-060800	P02	12.02.22
Proposed section	IR430320-FCB-XX-XX-DR-A-060701	P02	12.02.22
Proposed section	IR430320-FCB-XX-XX-DR-A-060700	P02	12.02.22
Proposed lower ground floor level	IR430320-FCB-XX-LG-DR-A-060199	P02	12.02.22
Proposed level one	IR430320-FCB-ZZ-01-DR-A-060201	P02	14.02.23
Proposed upper ground	IR430320-FCB-XX-LG-DR-A-060199	P02	14.02.23
HUDDERSFIELD VENUE			
Illustrative landscape plan	IR430301-GIL-ZZ-00-DR-L-101004	P01	31.01.24
Future phase 1 general arrangement plan	IR430301-GIL-ZZ-00-DR-L-101000	P01	31.01.24

Phase 1 landscape general arrangement plan	IR430301-GIL-ZZ-00-DR-L-101001	P01	31.01.24
Illustrative phase 1 landscape plan	IR430301-GIL-ZZ-00-DR-L-101002	P01	31.01.24
Huddersfield venue - proposed bay study	IR430303-FCB-XX-XX-DR-A-50900	P01	04.10.22
Huddersfield venue - proposed section 02	IR430303-FCB-XX-XX-DR-A-50702	P01	04.10.22
Huddersfield venue - proposed south elevation	IR430303-FCB-XX-XX-DR-A-50802	P01	04.10.22
Huddersfield venue - proposed east elevation	IR430303-FCB-XX-XX-DR-A-50803	P01	04.10.22
Huddersfield venue - proposed mscp elevations	IR430303-FCB-XX-XX-DR-A-50805	P01	04.10.22
Huddersfield venue - proposed section 01	IR430303-FCB-XX-XX-DR-A-50701	P01	04.10.22
Huddersfield venue - proposed lower ground level	IR430303-FCB-XX-LG-DR-A-50211	P01	04.10.22
Huddersfield venue - proposed parking mezzanine	IR430303-FCB-XX-BM-DR-A-50210	P01	04.10.22
Huddersfield venue - proposed basement b1	IR430303-FCB-XX-B1-DR-A-50212	P01	04.10.22
Huddersfield venue - proposed roof	IR430303-FCB-XX-04-DR-A-50204-	P01	04.10.22
	IR430303-FCB-XX-03-DR-A-50203-	P01	04.10.22
Huddersfield venue - proposed level 03	IR430303-FCB-XX-02-DR-A-50202-HUDDERSFIELD VENUE - PROPOSED LEVEL 02	P01	04.10.22
Huddersfield venue - proposed level 01	IR430303-FCB-XX-01-DR-A-50201	P01	04.10.22
LANDSCAPING			
landscape sections venue & foodhall	CDT430201-RFM-XX-00-DR-LD-001005-	P02	7.11.22

courtyard			
landscape sections venue & foodhall courtyard	CDT430201-RFM-XX-00-DR-LD-001005-	P02	7.11.22
landscape sections the green & king street	CDT430201-RFM-XX-00-DR-LD-001004-	P01	7.11.22
Landscape sections – the square	IR430301-GIL-ZZ-00-DR-L-201001	P01	31.1.24
landscape sections the gardens & terrace	CDT430201-RFM-XX-00-DR-LD-001002	P04	7.11.22
Landscape sections the green	CDT430201-RFM-XX-99-DR-001001	P04	7.11.22
Landscape general arrangement plan 03 of 03	CDT430201-RFM-XX-00-DR-LD-000006-	P06	7.11.22
Landscape general arrangement plan – sheet 02 of 03	IR430301-GIL-ZZ-00-DR-L-101006	P01	31.1.24
Landscape general arrangement plan – sheet 01 of 03	IR430301-GIL-ZZ-00-DR-L-101004	P01	31.1.24
Landscape masterplan	IR430301-GIL-ZZ-00-DR-L-101003	P01	31.1.24
OTHERS			
Huddersfield foodhall - proposed north external bay study 01	IR430301-CTA-XX-ZZ-DR-A-073101	P01	31.1.24
Junction sketch p03 (002)	CDT430201-ARP-XX-XX-SK-C-000006 MSCP	P03	12.12.22

Approved Documents Schedule:

Document	**Reference**	**Version**	**Date of issue**
Design and Access Statement	CDT430201_FCB_XX_XX_RP_A_010050_P01	1	04.10.22
Heritage Impact Assessment	CDT430201-FCB-XX-XX-RP-A-000006 Heritage Reports_Vol 6	1	30.09.22

Document	Reference	Version	Date of issue
Museum and Art Gallery Design and Access Statement Addendum	IR430300-FCB-XX-XX-RP-A-030050_P01	1	30.08.24
Statement of Significance_Vol 1-V2-Introduction	CDT430201-FCB-XX-XX-RP-A-000001	P01	30.09.22
Statement of Significance_Vol 2-V2-History	CDT430201-FCB-XX-XX-RP-A-000002	P01	30.09.22
Statement of Significance_Vol 3-V2-Development Setting	CDT430201-FCB-XX-XX-RP-A-000003	P01	30.09.22
Statement of Significance_Vol 4-V2-Library and Art Gallery	CDT430201-FCB-XX-XX-RP-A-000004	P01	30.09.22
Planning and LBC Supporting Documents Tracker	CDT430201-FCB-XX-XX-RP-000011	P01	30.08.24
Ventilation and Extract Statement	CDT430201-ARP-XX-XX-RP-N-000052-FCBS MARKUP	P01	04.10.22
Economic Benefit Statement	R001v5 EC	P01	04.10.22
Economic Benefit Statement – Addendum	Economic Benefit Statement – Addendum	P01	31.1.24
Public Realm Lighting Strategy	CDT430201-ARP-ZZ-ZZ-RP-YL-00002	P01	04.10.22
HIA Final	P21-0731 R002v4 EC	P01	04.10.22
Health Impact Assessment – Addendum	Health Impact Assessment – Addendum	P01	31.1.24
Waste Strategy	CDT430201-ARP-ZZ-ZZ-RP-Z-000002	P01	04.10.22
Noise Assessment Report – Food Hall P02	IR430299-ARP-XX-XX-RP-YA-00002	P01	04.10.22
Noise Assessment Report – Gallery P02	IR430299-ARP-XX-XX-RP-YA-00002	P01	04.10.22

Document	Reference	Version	Date of issue
Noise Assessment Report – Library P02	IR430299-ARP-XX-XX-RP-YA-00002	P01	04.10.22
Noise Assessment Report – Museum P02	IR430299-ARP-XX-XX-RP-YA-00002	P01	04.10.22
Noise Assessment Report – Indoor Venue P02	IR430299-ARP-XX-XX-RP-YA-00002	P01	04.10.22
Geotechnical & Geoenvironmental Technical Note	CDT430201-ARP-XX-XX-RP-CG-0001-P02	P01	04.10.22
FRA_P02_220928	CDT430201-ARP-XX-XX-RP-C-001001-	P01	04.10.22
DBHA & Setting Report Final_Part 1		P01	04.10.22
DBHA & Setting Report Final_Part 2		P01	04.10.22
DBHA & Setting Report Final_Part 3			04.10.22
DBHA & Setting Report Final_Part 4			04.10.22
Desk Based Archaeological Assessment – Addendum	Desk Based Archaeological Assessment – Addendum	P01	31.1.24
Environmental Statement – Volume 1	Pegasus Group	P01	04.10.22
EIA NTS Document		1	04.10.22
Environmental Statement – Addendum		1	31.1.24
Socio-Economic Chapter of ES	Appendix 2	1	31.1.24
Heritage Impact Assessment	Appendix 3.1	1	31.1.24
Archaeology Assessment	Appendix 3.2	1	31.1.24

Document	Reference	Version	Date of issue
Ecological Survey App B	CDT430201-ARP-ZZ-ZZ-CA-YE-000001	1	04.10.22
Ecology Survey & BDNG CDT	CDT430201-ARP-ZZ-ZZ-RP-YE-000002_P02	1	04.10.22
CHP Utilities Statement P01		1	04.10.22
Structural Survey Summary	CDT430201-ARP-ZZ-ZZ-RP-S-000018 -	1	04.10.22
Demolition Statement	CDT430201-ARP-ZZ-ZZ-PR-S-000017	1	04.10.22
Noise Assessment – Outdoor Venue P02	CDT430201-ARP-XX-XX-RP-YA-000007	1	04.10.22
Travel Plan	CDT430201-ARP-XX-XX-RP-D-0002	1	04.10.22
Tree Survey		1	04.10.22
Model Results	Appendix 9.3	1	04.10.22
Road Traffic Data	Appendix 9.2	1	04.10.22
Method of Construction Dust Assessment	Appendix 9.1	1	04.10.22
Travel Plan	Appendix 8.2	1	04.10.22
Statement of Community Involvement		1	04.10.22
Landscape and Public Realm Strategy	CDT430201-RFM-XX-XX-RO-A-0010010-P02	1	07.11.22
AIA	AR-5878-02	1	07.11.22
TVIA	P21-0731_TVIA_VR_208922	1	07.11.22
TVIA – Addendum		1	31.1.24
TVIA Addendum Appendix – PART 1 OF 4		P01	31.1.24
TVIA Addendum Appendix – PART 2 OF 4		P01	31.1.24
TVIA Addendum		P01	31.1.24

Document	Reference	Version	Date of issue
Appendix – PART 3 OF 4			
Transport Assessment Planning Submission Compiled	CDT430201-ARP-XX-XX-RP-D-0001	P01	07.11.22
Transport Assessment Appendix J	CDT430201-ARP-XX-XX-RP-D-0001	P01	07.11.22
Transport Assessment	ES Appendix 8.1	P01	07.11.22
Sustainability Statement-Rev C	220220443-KCH	P01	07.11.22
Sustainability Statement - Addendum		P01	31.1.24
Sound Space – Phase 1 Geo-Environmental Report		P01	07.11.22
Drainage Statement	CDT430201-ARP-XX-XX-RP-C-001002	P01	07.11.22
Planning Landscape Updates 221201	RF21-914-WP-35-01	P01	12.12.22
Heritage Reports_Vol 6-Heritage Impact Assessment P02	CDT430201-FCB-XX-XX-RP-A-000006-	P01	12.12.22
Draft Events Management Plan	CDT430201-ARP-XX-XX-RP-D-000005	P01	07.02.23
Draft Servicing Strategy	CDT430201-ARP-XX-XX-RP-D-000004	P01	07.02.23
Proposed Planning Amendments and Further Detail 230208	2069KCH	P01	14.02.23
LPA Screening Matrix C.H DW2 04.01.23	2022-20891		14.02.23
Cult Heart EIA Screening Op. Letter_VG TCS	2022.20891		14.02.23
060001_drawingis	IR430320-FCB-XX-XX-IE-A-		12.12.2

Document	Reference	Version	Date of issue
suesheets_221201			2
040001_drawingissuesheets_221201	IR430301-FCB-XX-XX-IE-A-		12.12.22
Planning & LBC Supporting Documents Tracker	CDT430201-FCB-XX-XX-RP-000011		16.01.25
Kirklees Cultural Heart - Museum and Art Gallery	2069-2		16.01.25

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 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. The case officer did not enter into negotiation with the applicant as no modifications to the plans were deemed necessary.

Note: The following are the applicant's Planning Supporting Documents Tracker. For the avoidance of doubt, the following is not the approved plans and specifications schedule.

However, given the nature of the original consent and how variations are coming forward on component parts, the intention of this document is to acknowledge and clearly set out which changes to plans and documents have taken place and where. The purpose of this is to ease subsequent review. It is intended to sit alongside the approved plans and document section that precedes it in the earlier pages of this PDF.