

9th October 2024

Kirklees Council
Planning Department
Flint Street
Huddersfield
HD1 6LG

Dear Sir/Madam

**FORMER STORTHES HALL HOSPITAL, STORTHES HALL LANE, HUDDERSFIELD, HD8 0WA
DISCHARGE OF CONDITION 4 ATTACHED TO REF.2016/61/90711/E**

Introduction

On behalf of Younger Homes, please find enclosed our Client's application for approval of details reserved by a condition for your consideration. This relates to planning application 2016/61/90711/E which was granted reserved matters approval for the erection of a continuing care retirement community of approx. 300 units, residential care home and central community facilities pursuant to outline permission 2012/9150, at Former Storthes Hall Hospital, on 7th July 2016.

In summary, this application seeks to discharge Condition 4, as stated below:

'Notwithstanding the submitted details, before development of any residential unit first commences, a scheme detailing the combination of materials of construction for each residential unit shall be submitted to and approved in writing by the Local Planning Authority. The units shall then be constructed in accordance with the approved scheme.'

Please note, this condition was previously discharged on 6th July 2018, under application ref. 2018/91011. The applicant requires to make amendments to the previously approved materials. Therefore, this application is seeking to re-discharge Condition 4 (Materials).

Background

The Site as a whole, known as Storthes Hall, secured permission for the erection of continuing care retirement community of approx. 300 units, residential care home and central community facilities through an outline application and then subsequent reserved matters application.

This development is extant and application ref 2016/61/90711/E has been fully implemented, having had all relevant conditions discharged and the works to implement the permission undertaken. Works to implement the permission were undertaken at the start of 2018.

The reason for the amendments to the approved materials, is due to Younger Homes now requiring to proceed with the delivery of the scheme using Modern Methods of Construction. As a result, this application seeks to formalise this construction approach and also vary the external materials, which were previously consented under ref. 2018/91011.

Pre-application advice was received from David Wordsworth at Kirklees Council on 24th July 2024 which outlined that the Council supports the proposal to proceed with the delivery of the scheme approved under Reserved Matters 2016/9071 using Modern Methods of Construction, and subsequently, amendments to the external materials/façades.

The approach was taken to re-discharge Condition 4 (Materials) rather than vary the permission. The applicant and agent agree that this is the suitable approach.

Description and Justification

Due to significant increases in material costs, the applicant is facing delivery pressures. Additionally, the demand for a higher-skilled workforce has been impacted by COVID-19 and the Brexit vote, resulting in a shortage of available talent. These added pressures are considered to result in 25% greater financial pressure than if the proposed development were progressed using modern methods of construction.

To address these issues, the applicant is proposing an alternative construction method: a fully patented large panel reinforced concrete system with a stone effect cast into the surface. These panels will be joined at corners and junctions using serrated jointing plates. This modern method allows for the use of semi-skilled labour in a factory setting, ensuring better quality control. By moving construction indoors, this will create a consistent working environment that is not affected by weather conditions.

Another advantage of this modern construction method is the significantly faster development timeline. Traditionally, a site might deliver 30-40 units per year due to challenges related to supply, workforce availability, and variable weather conditions. In contrast, using the modern construction approach, a factory could produce up to 200 units annually. This would allow the site to be completed in approximately 18-24 months, compared to over 6 years with traditional methods.

The performance and sustainability of the proposed modern construction method are therefore essential. To maximise efficiency, the applicant plans to install air source heat pumps in the bungalows, ensuring optimal energy performance. This was also discussed as part of the Pre-Application, and was supported by Kirklees Council.

Proposed Materials

For clarity, the materials in the previous discharge of condition application (ref.2018/91011) included the following types of stone:

- Stone Type 1 Stanton Moor Sandstone (to match the Clock Tower)
- Stone Type 2 Blaxters Sandstone, High Nick

Four types of brick and four types of roof tiles were also approved, by reference to particular manufacturers' types. This is illustrated on Drawing Ref 0901_06_01_A 'Proposed External Materials' which was consented as part of the discharge of condition application. For clarity all units accord with Drawing Ref 0901_06_01_A 'Proposed External Materials' in terms of roof materials.

The proposed wall materials will consist of concrete panels with a stone effect; please refer to the submitted photographs for visual references (Ref: 'Proposed External Materials_Storthes Hall'). These proposed materials will be used consistently throughout the site, on all units.

Stone Type 1 and 2, and all four brick types are no longer proposed, however, the roof materials for all units will remain the same as those in the previously approved submission (ref. 2018/91011), as detailed on Drawing Ref 0901_06_01_A 'Proposed External Materials.'

Summary

The proposed approach and materials offer significant benefits. An essential consideration is the ability to provide care for future residents from day one. The previous construction method leads to an unstable financial model, which could hinder the ability to employ the necessary care specialists on-site. In contrast, the modern construction method allows for more efficient and rapid delivery of the bungalows, ensuring that the community can be adequately funded from the outset.

Closure

For clarity the submission includes the following:

- This Covering Letter
- Photographs of materials and method of construction (Ref: Proposed External Materials_Storthes Hall).
- Drawing Ref 0901_06_01_A 'Proposed External Materials.' **(For Roof Materials Only)**

I trust the submitted application to re-discharge Condition 4 (Materials) attached to application 2016/61/90711/E is satisfactory and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely,

Tom Cook MA (Hons)
MRTPI Partner