

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2024/44/92919/E
Site Address:	Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters, Bradford Road, Birkenshaw, BD11 2DY
Description:	Discharge of details reserved by conditions 19 (extraction system) and 20 (kitchen drainage) of permission 2024/91185 for variation condition 2 (plans), condition 15 (Car Park Management Plan) and condition 28 (vehicle audible warning systems) of previous permission 2022/92681 for variation of conditions 2 (Plans), 3 (CMP), 4 (LEDS), 8 (BEMP) 12 (Drainage), 17 (AMS), 22 (Phase II Intrusive Investigation) and 23 (Remediation) of previous permission 2022/91138 for demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage
Recommending Officer:	William Simcock

DECISION – Discharge of Conditions – 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.

Victor Grayson

AUTHORISED OFFICER

Date: 14/11/2024

Officer Report 2024/92919

Oakwell Hall, WY Fire and Rescue Service

This application relates to permission 2024/91185 for variation of condition 2 (plans), condition 15 (Car Park Management Plan) and condition 28 (vehicle audible warning systems) of permission 2022/92681 for variation of conditions 2 (Plans), 3 (CMP), 4 (LEDS), 8 (BEMP) 12 (Drainage), 17 (AMS), 22 (Phase II Intrusive Investigation) and 23 (Remediation) of permission 2022/91138 for demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage.

The application seeks to discharge conditions 19 (extraction system) and 20 (kitchen drainage) which are worded as follows:

19. Prior to the installation of the kitchen extraction system, details of the kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:

- A risk assessment for odour which considers amount and type of food that will be cooked together with the proposed dispersion of odours and proximity of receptors likely to be affected by any cooking odours;*
- Based on the risk assessment, details of the proposed methods of odour control and dispersion of any extracted odours;*
- Details showing the proposed location of all the major components of the extract system;*
- The noise mitigation measures that will be incorporated in the extract system and details of the likely resulting noise levels that will be caused by operation of the extract system, in particular how loud it will be at nearby noise sensitive locations; and*
- The proposed ongoing maintenance schedule that will be carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.*

Before food cooking commences, the approved extract system shall be installed and

thereafter retained and maintained in accordance with the approved details.

Reason: *To ensure the proposed development does not cause harmful odour pollution at neighbouring premises or 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.*

20. The development shall not be brought into use until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local

Planning Authority. The scheme shall be implemented prior to the café use commencing and shall be retained throughout the lifetime of the development.

Reason: *To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental wellbeing and to accord with Policy LP52 of the Kirklees Local Plan and the National Planning Policy Framework.*

Assessment

Condition 19 (extraction system)

The following has been submitted:

- A plan by Wilmot Dixon, ref: HQC004-ACE-Z1-00-DR-X-00001
- An undated, unreferenced Odour Risk Assessment
- A document by the National Association of Air Duct Specialists UK

The plan shows a general internal layout for the kitchen but does not include specifications for an extraction system. Notwithstanding this, KC Environmental Health have confirmed that the information is satisfactory and have no outstanding concerns. The case officer's view, following further discussion with KC Environmental Health, is that given the nature of the proposed use and since it is not in close proximity to odour- or noise-sensitive receptors, the level of information provided is acceptable even though it does not explicitly address all the clauses within the condition.

Subject to an extraction system complying with published NAAD UK standards being installed before the commencement of food cooking and thereafter being maintained in accordance with NAAD UK and manufacturer's advice, this condition will be deemed to have been complied with.

Condition 20 (kitchen drainage)

A datasheet has been submitted giving specifications of GreasePak GP-DMI-STD-2 drain cleaning system.

Both KC Environmental Health and KC Lead Local Flood Authority confirm that the submitted details are acceptable. It is therefore recommended that the details be approved. Subject to the scheme being implemented prior to the use commencing and being retained thereafter, the condition will be complied with.