



Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

Enquiries to: William Simcock

Robin Dixon,  
AHR Architects Ltd  
No.1 Aire Street  
Leeds  
LS1 4PR

Kirklees Direct  
Tel: 01484 221000  
Email: [william.simcock@kirklees.gov.uk](mailto:william.simcock@kirklees.gov.uk)

Date: 10-Mar-2025  
Our Ref: 2024/93088

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of details reserved by conditions 5, 6, 7 (drainage), 10 (construction environment management plan), 11 (Phase II site investigation), 15 (security), 16 (landscape) and 18 (EV charging) of previous permission 2023/92141 for refurbishment and improvement of Dewsbury Bus Station including hard and soft landscaping works**

**Dewsbury Bus Station, Aldams Road, Dewsbury, WF12 8AR**

**Application Number: 2024/93088**

I write with reference to your application to discharge the conditions for the above development as submitted on 29-Oct-2024.

Condition 5 – Drainage details

You have submitted the following documents pursuant to condition 5:

Jacobs:

- Ref: B2382808-JAC-GEN-ZZ-RP-D-0001, Flood Risk Assessment, Rev 1.0 dated 28/06/2024

Bryan G Hall:

- Ref: DBS-BGH-ZO-XX-DR-C-0011, Proposed Drainage, Rev P03 dated 26/06/2024
- Ref: DBS-BGH-ZO-XX-DR-C-0018, Drainage Impermeable Areas, Rev P01 dated 13/06/2024

The details are acceptable and are hereby approved.

The implementation of the scheme prior to the bus station building returning to full use prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023\_DB-ISA-XX-XX-RP-00801\_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10) and subsequent retention, will ensure compliance with the condition.

#### Condition 6 – 1 in 100 year storm events

A Flood Exceedance Route drawing, ref. DBS-BGH-ZO-XX-DR-C-0015, Flood Exceedance Route, Rev P01 dated 22/11/2024 has been submitted pursuant to condition 6.

The details are considered acceptable and are hereby approved.

The implementation of the approved scheme prior to the Bus Station building returning to full use prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023\_DB-ISA-XX-XX-RP-00801\_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10) and subsequent retention will ensure compliance with the condition.

#### Condition 7 – Public sewerage infrastructure

A document has been submitted entitled "Dewsbury Bus Station – Application 2023/62/92141/E – Condition 07 – Drainage"

Yorkshire Water have been consulted and have outstanding objections over claimed inaccuracies and insufficient information concerning the presence of sewers on site.

The submitted details are unacceptable and condition 7 is not hereby discharged. Please see Yorkshire Water's consultation response dated 12/02/2025 for further details.

If further details submitted pursuant to this condition are provided within six weeks of the date of this letter, they shall be assessed as part of this application. Following the six week period, a fresh Discharge of Condition application pursuant to condition 7 would be required.

#### Condition 10 - CEMP

You have submitted the Construction & Environmental Management Plan (CEMP) Revision C by Wilmott Dixon pursuant to condition 10.

The submitted details are considered acceptable and are hereby approved. However, be aware that condition 10 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with condition 10:

*The development shall be carried out strictly in accordance with the approved CEMP and no departure from the agreed practices shall take place without the prior written consent of the Local Planning Authority.*

Furthermore, K.C. Environmental Health have requested that the following informative be noted:

*Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.*

*The applicant is reminded that while we accept the Construction & Environmental Management Plan authored by Willmott Dixon (August 2024, no reference), we note that overnight working has been mentioned. Any night-time work that could impact the amenity of nearby sensitive receptors will require an application for Section 61 consent under the Control of Pollution Act 1974.*

#### Condition 11 – Phase II Report

A Geoenvironmental Appraisal authored by Calabrian (February 2024, ref: 7246/1) has been received in support of the application to discharge Condition 11. K.C. Environmental Health have reviewed the submitted details and expressed concerns over lack of clarity concerning the site's past use and the potential for landfill gas.

Subsequently (24/02/2025) a Gas Monitoring Report, also by Calabrian, reference 7246/014/RJH/rjh, was submitted.

The views of K.C. Environmental Health have been sought and are awaited. This condition cannot currently be discharged. A subsequent letter shall be issued addressing this matter.

#### Condition 15 – Crime and security

The following plans have been submitted:

- DBS-AHR-XX-ZZ-D-A-31025 P5;
- DBS-AHR-XX-ZZ-D-A-31020\_P3;
- DBS-AHR-XX-ZZ-D-A-31002\_P7.

These include details of the proposed access control, CCTV and alarms systems and locations. Confirmation has also been given in an email dated 03-Jan-2025 that glazing will meet BSEN 356 P3A, which is a higher specification than the minimum requested by the West Yorkshire Police Designing Out Crime Officer. They conclude the details are acceptable.

The above details are hereby approved. The implementation of the approved measures in full prior to the bus station building returning to full use, prior to Phase 5 of the development's construction, will discharge the condition.

#### Condition 16 – landscaping scheme

The following has been submitted:

- DBS-ECS-Z0-SL-DR-L-00001 General Arrangement
- DBS-ECS-Z0-SL-DR-L-00002 Planting Plan sheet 1 of 2
- DBS-ECS-Z0-SL-DR-L-00003 Planting Plan sheet 2 of 2
- DBS-ECS-Z0-SL-DR-L-00004 Typical Details 1 of 4 – Southern Wall
- DBS-ECS-Z0-SL-DR-L-00005 Typical Details 2 of 4 - Paving
- DBS-ECS-Z0-SL-DR-L-00006 Typical Details 3 of 4 - Tree Pits
- DBS-ECS-Z0-SL-DR-L-00007 Typical Details 4 of 4 - East
- DBS-ECS-Z0-SL-DR-L-00008 Maintenance Schedule
- DBS-ECS-Z0-SL-T-L-00001 Landscape Specification

The views of the Council's Landscape team have been sought and are awaited. This condition cannot therefore be discharged at the present time. A subsequent letter shall be issued addressing this matter.

#### Condition 18 – EV charging points

A document authored by Kaizen Consulting Engineers Ltd (Ref: 1163 - Dewsbury Bus Station) has been submitted.

The details are deemed acceptable and are hereby approved.

Notwithstanding the above, please note that condition 18 has the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

*The contractor parking bays shall not be brought into use until the approved charging points are installed and operational. The installed charging points shall be retained thereafter.*



Yours faithfully

Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

Mathias Franklin  
Head of Planning and Development