



Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Highways Development Management**

2025/90303 former Deighton Centre, Deighton Road, Deighton, Huddersfield, HD2 1JP

Discharge of details reserved by condition 5 (CEMP) on previous permission 2023/93350 for development of former Deighton Centre (previously Deighton High School) for Social Emotional and Mental Health School (use class F1) comprising single and two storey educational buildings; roof mounted photo-voltaic panels; sensory garden spaces; multi-use games areas; landscaping; hardstanding areas; carparking; access with secure fencing and ancillary development

Date Responded: 20/02/2025

Responding Officer: CNB

Responding Ref: K4-8NE/2

This is a discharge of conditions application for the discharge of condition 5 of previous permission 23/93350 for development of the former Deighton Centre.

This application was accompanied by a Construction Environmental Management Plan Rev 01 and dated 17/02/2025. This was revised and submitted in response to the original HDM comments submitted on 11/02/25 and appended below. This current response should be read in conjunction with the previous comments.

The revised Construction Environmental Management Plan (Rev 01) includes a section detailing times when multi-wheeled HGV deliveries will be allowed in order to avoid large delivery vehicles manoeuvring to the site during the arrival/departure times of the adjacent school and this is now acceptable.

The revised Construction Environmental Management Plan (Rev 01) has also removed the HGV waiting area at the lay-by on Wakefield Road. This was mentioned in the previous comments as it was out of the Kirklees district and thus out of control of Kirklees Council and so we couldn't authorise any reserving of space during the construction period. However, it is still a valid parking/waiting location for goods vehicles as part of the adopted highway, and therefore if space is available this can be used by HGVs delivering to the site.

With this we are now happy that the submitted information is suitable for the discharge of condition 5 of previous permission 23/93350.

Original Comments (sent 11/02/2025)

This is a discharge of conditions application for the discharge of condition 5 of previous permission 23/93350 for development of the former Deighton Centre.

This application was accompanied by a Construction Environmental Management Plan Rev 00 and dated 03/02/2025.

Condition 5

No development shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall provide:

- A timetable of all works;
- Details of vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;
- Details of the parking of vehicles of site operatives and visitors;
- Details and location of signage;
- Details of loading and unloading of plant and materials;
- Details of storage of plant and materials used in constructing the development;
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- Measures to control and monitor the emission of dust and dirt during construction;
- A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- Details of mitigation of noise and vibration arising from all construction related activities to

(these details should also include suitable restrictions on the hours of working on the site including times of deliveries);

- Details of artificial lighting used in connection with all construction related activities and security of the construction site;
- Site manager and resident liaison officer contact details (including their remit and responsibilities); and
- Details of engagement with local residents and occupants or their representatives.

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

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24, LP51 and LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.

The submitted Construction Environmental Management Plan (CEMP) provides information that covers most of the points raised in the condition from a highways perspective, however the times of delivery arrivals was specifically added to the condition ensure that account was taken of the adjacent school (Christ Church C of E Academy) and was to limit the amount of large deliveries and HGV movements along Deighton Road and in/out of the site during school arrival and departure times due to the additional highway safety concerns that this can create.

The CEMP states that deliveries will take place between 07:30 and 16:00 and this would include school start and end times (these are given on the school website as 08:40am and 3:30pm, 2:20pm on Fridays). We would like to see a paragraph added to the CEMP to limit, manage or mitigate against large deliveries and HGV movements during school arrival and departure times.

It is also noted that the location marked as “Vehicle Holding Area 1 – Wakefield Road” is a busy lay-by available to other users and due to this there may not be suitable space available for HGV waiting. The lay-by is located in Calderdale and is thus outside Kirklees council control.

With this we cannot currently support discharge of condition 5.