

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:	2025/44/90322/W
Site Address:	72, Northgate, Huddersfield, HD1 6AE
Description:	Discharge of details reserved by conditions 23 (CEMP) and 24 (CMP) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure
Recommending Officer:	William Simcock

DECISION – Discharge 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: 08-Apr-2025

Application: 2025/90322

Site: 72 Northgate Huddersfield

Proposal: Discharge of details reserved by conditions 23 (CEMP) and 24 (CMP) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure.

Assessment

Condition 23 (Construction Environmental Management Plan)

23. Prior to development commencing, a Construction Environmental Management Plan (CEMP) 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 & 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.*
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction.*
- Artificial lighting used in connection with all construction related activities and security of the construction site.*
- A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included.*

The agreed plan shall be adhered to throughout the construction of the development.

Reason: *To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework and LP52 of the Local Plan. This information is required pre-commencement to ensure that amenity and the local environment are protected at all stages of the implementation of the development.*

The following has been submitted:

- Construction Phase Health and Safety Plan (CPHSP) – (PEP Part 2)
- Environmental Management Plan (EMP) – PEP Part 3
- Email, sent 24-Mar-2025, giving the hours of work
- An updated Temporary Drainage Plan, reference 6BKD2, with the contact details of the Project Manager and Site Manager.

The contents of Environmental Management Plan, which of the two documents is more relevant to the matters covered by condition (23), are summarised below:

Noise:

The plan recognises noise from site has the potential to cause nearby sensitive receptors nuisance. It informs controls will include good time management at the site. Neighbours will be contacted regarding operations and controls at the site, which will enable a dialogue if necessary. The plan acknowledges Local Authority Powers under The Control of Pollution Act 1974. Plant and machinery will be well maintained and not left idling; electric plant is preferred which is generally quieter. Proposed hours of work (as set out in the separate email) are 0730 to 1830 weekdays and 0800 to 1300 Saturdays, with no working on Sundays or Bank Holidays.

Dust:

During demolition water cannons will be employed. Dust monitoring will be undertaken at locations around the site. Stockpiles and exposed soils will be controlled with the use of damping down, using water sprays. Wet cutting operations will be undertaken to minimise dust production. Wheel wash and road sweepers will be employed if necessary.

Lighting:

Site lighting will be set out to point inwards towards the site and lighting turned off outside of site working hours.

Communications:

The updated Temporary Drainage Plan confirms that the responsible person for the project is James Watson (Project Manager) whose contact details including mobile phone number will be shown on the project contact board located on the hoarding to the perimeter of the site, and have also been distributed to local residents and businesses by letter. It also confirms that the developer will keep the local residents and businesses updated via further letter drops as the project progresses to inform them of key upcoming activities, such as commencement of piling, commencement of steel frame, and commencement of envelope activities.

Summary

The CEMP has been reviewed by KC Environmental Health who, in their consultation response dated 19/02/2025, confirm they consider the details to be acceptable. Likewise, planning officers are satisfied that the CEMP and the supplementary information provide acceptable details which fulfil the requirements of the condition, and it is recommended that the details be approved.

The adherence to the approved details throughout the construction process will discharge the condition, which is recommended to be noted on the decision notice.

Condition 24 (Construction Management Plan)

24. Prior to commencement of the development (including ground works), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include, as a minimum, details of:

- Hours of works;*
- Details of construction access arrangements;*
- Construction vehicle sizes and routes (with swept path analysis testing if necessary);*
- Numbers and times of construction vehicle movements;*
- Locations of HGV waiting areas and details of their management;*
- Details of parking for construction workers (including vans);*
- Loading and unloading of plant and materials;*
- Storage of plant and materials;*
- Signage;*
- 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;*
- Street sweeping arrangements; and*
- Site manager and liaison officer contact details, including details of their remit and responsibilities.*

The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: *In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, and to accord with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the highway network and to avoid increased risks to highway safety are devised and agreed at an appropriate stage of the development process*

A document entitled Construction Phase Health and Safety Plan (CPHSP) – (PEP Part 2) was initially submitted. K.C. Highways objected to the details, considering them insufficient to the requirements of the condition, as set out in their consultation response dated 06/03/2025. Officers concurred with this assessment.

Subsequently, a Construction Management Plan was submitted comprising a written statement and a set of drawings showing the location of parking areas,

access and egress points, a vehicle holding bay and an area for general storage, at different stages of construction.

The specific requirements of the condition, and the provisions of the CMP relating to them, are set out below:

- Hours of works;

It has been confirmed in a separate email that these are to be 0730 to 1830 Mon-Fri, 0800 to 1300 Saturdays with no working on Sundays

- Details of construction access arrangements;

Main HGV vehicle access is to be via Broadway. Parking bays will be suspended to allow for safe turning.

- Construction vehicle sizes and routes (with swept path analysis testing if necessary);

Large vehicle movements, if required, will take place outside peak traffic times and it is anticipated that no more than two per day will be required.

- Numbers and times of construction vehicle movements;

Overall numbers of construction vehicle movements are not specified. However, it has already been confirmed that large vehicle movements will take place outside of peak times, and it is considered that given the scale of the project, the level of information provided can be accepted.

- Locations of HGV waiting areas and details of their management;

A “vehicle holding area” is shown on the plans which will accommodate large vehicles. It has been confirmed that a banksman will be on site to oversee vehicle movements.

- Details of parking for construction workers (including vans);

A demarcated area is shown on the plans.

- Loading and unloading of plant and materials;

Area for loading, unloading and storage have not been clearly shown on the drawings but the statement confirms that all deliveries would be unloaded within the site boundary. The Highway Officer has raised no concerns about this aspect of the plan and has confirmed that this can be left to the discretion of the developer. Given the scale of the development it is considered that the level of information can be accepted.

- Storage of plant and materials;

A “just in time” deliveries system will be in place to as to minimise storage requirements. All fuel/COSHH to be stored in bunded tanks/containers. All plant will be stored on site.

- Signage;

Signage is to be placed on the Morgan Sindall (contractor’s) hoarding. Any external signage required will be placed on street with the correct permit in place to display. No details of signage (design, text, etc) are included but the information supplied is, in this instance, considered acceptable as KC Highways Development Management have raised no concerns.

- 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;

And

- Street sweeping arrangements;

The developer intends to maintain the existing tarmac, with road sweep attendants to keep the site and local highway clean. It is predicted that this proactive approach will keep mud and dirt to a minimum. Whilst the arrangements do not confirm that wheel washing facilities will be in place, KC Highways Development Management have not raised concerns about this apparent omission, and it is considered that in view of the scale of the development, and it taking place on a site that is already majority hard-surfaced, the measures proposed are considered proportionate.

- Site manager and liaison officer contact details, including details of their remit and responsibilities.

All site and contact details will be displayed on the external of the hoarding, names, responsibilities and contact number – these are included in the CMP.

Summary

It is considered that the level of information within the CMP is adequate for the purposes of the condition and is recommended for approval.

The adherence to the approved details throughout the construction process will discharge the condition, which is recommended to be noted on the decision notice.

Conclusion

It is recommended that approval can be granted in respect of both conditions for which details has been applied, 23 and 24.

Recommendation: Approve details

Report Dated: 08/04/2025.

Decision notice text

Condition 23 (Construction Environmental Management Plan)

The following have been submitted, which together are deemed to comprise the Construction Environmental Management Plan (CEMP):

- Environmental Management Plan (EMP) – PEP Part 3
- Email, sent 24-Mar-2025, giving the hours of work
- An updated Temporary Drainage Plan, reference 6BKD2, with the contact details of the Project Manager and Site Manager.

The submitted details are acceptable, for the initial requirement of condition 23. However, you are reminded that the condition has the following ongoing requirement which must be adhered to, to ensure compliance with the condition:

The agreed plan shall be adhered to throughout the construction of the development.

Condition 24 (Construction Management Plan)

A Construction Management Plan, reference 6BKD2 by Morgan Sindall, has been submitted comprising a written statement and a set of drawings showing the location of parking areas, access and egress points, a vehicle holding bay and an area for general storage, at different stages of construction.

The submitted details are acceptable, for the initial requirement of condition 24. However, you are reminded that the condition has the following ongoing requirement which must be adhered to, to ensure compliance with the condition:

The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.