

**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:	2025/44/90350/W
Site Address:	Southgate/Leeds Road, Huddersfield, HD1 1TW
Description:	Discharge of conditions 2 (materials (brick)), 3 (materials (other)) and 4 (anti-terrorism mitigation) of previous Reserved Matters approval 2023/93655 pursuant to (Phase 2 of) outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness and the discharge of conditions 5 (masterplan), 6 (design code), 9 (internal access per phase) and 19 (BEMP per phase)
Recommending Officer:	Victor Grayson

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: 27-May-2025

Officer Report

Discharge of conditions 2 (materials (brick)), 3 (materials (other)) and 4 (anti-terrorism mitigation) of previous Reserved Matters approval 2023/93655 pursuant to (Phase 2 of) outline permission 2021/91544 for erection of health and research innovation campus

Decisions to date

2021/91544 – Outline planning permission granted 08/10/2021 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness.

2022/91456 – Phase 1 Reserved Matters approved 20/09/2022.

2023/93655 – Phase 2 Reserved Matters approved 03/12/2024.

2024/90052 – Removal and variation of conditions of previous Reserved Matters approval 2022/91456. Approved 10/10/2024.

Various Discharge of Conditions and Non-Material Amendment applications, and an advertisement consent application, have been considered by the council.

Consultation

The comments of the West Yorkshire Police Designing Out Crime Officer are referred to below, where relevant.

Condition 2 (materials (brick))

Condition 2 reads as follows:

2. The hereby approved buildings shall be faced in Corum (by Vandersanden) brick, as detailed on plan ref SG2-AHR-B2-XX-DR-A-08300 rev P6. Prior to the use of the brick, details of the proposed coursing/bonding pattern and the proposed mortar colour and pointing, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: *In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.*

The applicant has submitted a document titled “Southgate 2 External Materials Schedule” (SG2-AHR-B2-XX-SH-A-40001 rev P07, 27/05/2025), a “Façade Sample – Option 01” drawing (SG2-AHR-B2-XX-DR-A-SK207 rev P1), and a

“Sample Area” drawing (SG2-PFL-B2-XX-DR-Z-00050 rev P02) pursuant to condition 2.

The submitted documents confirm that Vandersanden’s Corum brick would be used for the external elevations of both of the phase 2 buildings, in accordance with the specific requirement of condition 2.

Full bricks would be used on the detached plant room within phase 2.

Brick slips would be used on the main block within phase 2. This is considered acceptable. The applicant has confirmed that all brick slips would be manually installed individually on site (as opposed to larger panels of brick being prepared in advance and then attached to the elevations). Batches of brick slips would be blended off site to ensure lighter or darker areas would not be created within the elevations. The applicant has also explained how damaged brick slips (which could be a concern, particularly at the building’s corners, given that damage risks revealing the unsightly frame and insulation behind) can be replaced. On 03/04/2025 the applicant team provided further information regarding the risk of damage to the brick slips, stating:

The levels and existing contours around the site mean additional prevention / protection measures aren’t required for potential damage. To the north façade (facing Leeds Road) the building is set back 7m from the footpath and almost 15m from the carriageway, on the south façade similar barriers are in place with the raised planters constructed from concrete retaining walls separating the building from Pine Street. The level here is -1.2m to the south and +1m to the north. Then the east and west elevations are protected by a ramp and the plant room. So there is very little / if any potential for façade damage from vehicles. This would be in an extremely rare / accidental events.

For the detached plant room, a sample panel including “Darker Buff” mortar (by CPI Euromix) was viewed on site on 21/02/2025, and the plant room (under construction) was viewed on site on 17/04/2025 and 22/05/2025. This mortar colour is considered acceptable.

For the main block, the choice of mortar colour was the subject of extensive discussion. The “Portland” mortar (from the Parex Historic KL range by Sika) initially proposed by the applicant team was considered too bright. A sample panel of that mortar was viewed on site on 21/02/2025 and 17/04/2025. The mortar now proposed by the applicant team is a 50% / 50% mix of the “Portland” and “Sandstone” mortar colours from the same Parex Historic KL range. A sample panel of that mortar was viewed on site on 22/05/2025 – officers noted that this mortar would be less bright, and would be more reflective of the mortar and stone of the historic buildings within the town centre (as well as the less bright materials of more recent nearby buildings). The proposed 50% / 50% mix of the “Portland” and “Sandstone” mortar colours is considered acceptable.

Mortar joints would be concave (recessed), which is considered acceptable.

The submitted documents detail an appropriate stretcher bond pattern for the majority of the elevations, with some inset areas of stack bond and soldier coursing (in the same brick) to add visual interest. Some soldier coursing has been deleted at the corners of the main block between second and third floor levels, which is considered acceptable – this detailing was not an essential element of the elevations needed to make the block acceptable in design terms.

Given the above assessment, it is recommended that the details submitted pursuant to condition 2 be approved. It is also recommended that the applicant be reminded that condition 2 requires the development to be implemented in accordance with the approved details.

Condition 3 (materials (other))

Condition 3 reads as follows:

3. Excluding the brick pursuant to condition 2, prior to their use, details of all other external facing materials, as detailed on plan ref SG2-AHR-B2-XX-DR-A-08300 rev P6, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Reason: *In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.*

The applicant has submitted a document titled “Southgate 2 External Materials Schedule” (SG2-AHR-B2-XX-SH-A-40001 rev P07, 27/05/2025) pursuant to condition 3. The proposed external materials (other than brick) detailed in this document are:

- Spandrel panels – RAL 7008 (khaki grey) glass panel
- Cladding – Polyester powder-coated aluminium, “steel bronze 1” colour (ref: Y2206F) from the Interpon D2525 range, matt finish
- Louvres (including louvred doors, screens and fence) – As per cladding
- Doors – As per cladding
- Curtain walling frames – As per cladding
- Copings – As per cladding
- Soffits – As per cladding
- Roof-level plant cladding – Rockspan cladding, anthracite grey colour
- Roof-level external doors – Steel, anthracite grey colour
- Paving – Braemar Alto Silver, Braemar Jura Grey, Mayfair flags, concrete tactile paving flags and conservation kerbs as illustrated
- Handrails – Brushed stainless steel
- Wall-mounted seating – Bexley planter bench

The proposed materials were viewed on site on 21/02/2025, along with the proposed Vandersanden Corum brick. The materials would complement each other, and the fairly limited palette would ensure the plant room and the main block within phase 2 would have orderly and uncomplicated elevations. The

use of the same polyester powder-coated aluminium colour that was used in phase 1 is particularly welcomed, as it would help give the two phases (and the emerging campus) a consistent and coherent appearance.

The applicant has also submitted details of materials to be used in the hard landscaping of phase 2. These materials are similar to those already used in phase 1 (again, assisting with achieving consistency and coherence across the phases), and are of a suitably high quality.

Given the above assessment, it is recommended that the details submitted pursuant to condition 3 be approved. It is also recommended that the applicant be reminded that condition 3 requires the development to be completed using the approved materials, prior to the building being brought into use.

Condition 4 (anti-terrorism mitigation)

Condition 4 reads as follows:

4. Prior to the installation of external glazing, a report containing the proposed anti-terrorism mitigation measures for the development shall be submitted to and approved in writing by the Local Planning Authority. The identified measures shall be implemented before the building is brought into use and shall thereafter be retained.

Reason: *In the interest of crime prevention and anti-terrorism mitigation, so as to comply with Policy LP24 of the Kirklees Local Plan.*

The applicant has submitted a Crime Prevention and Anti-Terrorism Mitigation document (AHR, 18/10/2024) pursuant to condition 4. This document has not been placed in the public domain.

In response to the submitted document, the West Yorkshire Police Designing Out Crime Officer (DOCO) has commented that the proposed CCTV, landscaping and access control measures are acceptable. As no external lighting information has been submitted, the DOCO was unable to recommend approval regarding that matter, however it is noted that external lighting details are required separately under condition 29 of the outline permission (ref: 2021/91544), and an approval pursuant to Reserved Matters condition 4 (due to this information not being submitted for phase 2) would therefore not be reasonable.

Given the above assessment, it is recommended that the details submitted pursuant to condition 4 be approved. It is also recommended that the applicant be reminded that condition 4 requires the anti-terrorism mitigation measures to be implemented before the building is brought into use, and requires the measures to thereafter be retained.

Recommendation

Approve details.

Decision Notice Text

Condition 2 (materials (brick)) – You have submitted a document titled “Southgate 2 External Materials Schedule” (SG2-AHR-B2-XX-SH-A-40001 rev P07, 27/05/2025), a “Façade Sample – Option 01” drawing (SG2-AHR-B2-XX-DR-A-SK207 rev P1), and a “Sample Area” drawing (SG2-PFL-B2-XX-DR-Z-00050 rev P02) pursuant to condition 2.

Details set out in the above-listed documents are considered acceptable for the purpose of condition 2, and are hereby approved.

Please be reminded that condition 2 requires the development to be implemented in accordance with the approved details.

Condition 3 (materials (other)) – You have submitted a document titled “Southgate 2 External Materials Schedule” (SG2-AHR-B2-XX-SH-A-40001 rev P07, 27/05/2025) pursuant to condition 3.

Details set out in the submitted document are considered acceptable for the purpose of condition 3, and are hereby approved.

Please be reminded that condition 3 requires the development to be completed using the approved materials, prior to the building being brought into use.

Condition 4 (anti-terrorism mitigation) – You have submitted a Crime Prevention and Anti-Terrorism Mitigation document (AHR, 18/10/2024) pursuant to condition 4.

Details set out in the submitted document are considered acceptable for the purpose of condition 4, and are hereby approved.

Please be reminded that condition 4 requires the anti-terrorism mitigation measures to be implemented before the building is brought into use, and requires the measures to thereafter be retained.

Report Dated:

27/05/2025
