

# **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:         | <b>2025/44/90881/W</b>                                                                                                                                                                                                                                                                 |
| Site Address:         | Southgate/Leeds Road, Huddersfield, HD1 1TW                                                                                                                                                                                                                                            |
| Description:          | Discharge of details reserved by conditions 5 (parking provision), 6 (car park management), and 9 (landscape management) of previous Reserved Matters approval 2023/93655 pursuant to (Phase 2 of) outline permission 2021/91544 for erection of health and research innovation campus |
| 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.**

Nicholas Hirst

***AUTHORISED OFFICER***

**Date: 26-Jun-2025**

## Officer Report

**Discharge of details reserved by conditions 5 (parking provision), 6 (car park management), and 9 (landscape management) 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 KC Highways Development Management (KC HDM) are referred to below, where relevant.

### Condition 5 (parking provision)

Condition 5 reads as follows:

*5. Prior to the hereby approved development being brought into use, details of a minimum of 36 dedicated car parking spaces, to be provided in or around the blue-line site as shown on plan ref SG2-AHR-B2-00-DR-A-08500 rev P4, shall be submitted to, and approved in writing by, the Local Planning Authority. The thereafter approved parking spaces shall be implemented prior to the development being brought into use, and thereafter retained.*

**Reason:** *To secure parking to serve the development on site, in the interest of Highway safety and efficiency so as to accord with Policy LP21 of the Kirklees Local Plan.*

The applicant initially submitted a Car Park Management Plan (Optima, 11004, March 2025) pursuant to condition 5. Within that document, Images 2.1 and 2.2 and Appendix A illustrated a car park of 144 spaces directly to the south of

Phase 2 (the Emily Siddon Building), within the blue line boundary of the wider development site.

The proposed car park includes 45 permit spaces (29 fixed and 16 “licence to hunt” spaces), 8 accessible spaces, 2 contractor/estates spaces, 2 drop-off spaces (limited waiting time of 20 minutes) and 87 public pay and display spaces. None of these are specifically dedicated to Phase 2 unless they are assigned within the permit spaces.

As noted in their comments of 24/04/2025, KC HDM considered that the provision of 144 spaces, shared between the two current phases of the development (Phases 1 and 2, the Daphne Steele Building and the Emily Siddon Building), along with the controls set out within the Car Park Management Plan (considered below in relation to condition 6), were adequate.

A revised version of the Car Park Management Plan (Optima, 11004, rev 1, June 2025) received on 24/06/2025 did not change the proposed parking provision described above.

Given the above assessment, it is recommended that the details submitted pursuant to condition 5 be approved. It is also recommended that the applicant be reminded that condition 5 requires the approved parking spaces to be provided prior to the development being brought into use and thereafter retained.

#### **Condition 6 (car park management)**

Condition 6 reads as follows:

*6. Pursuant to the requirements of condition 5, prior to the hereby approved development being brought into use, a car park management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include details of restrictions, signing and markings to ensure drivers are aware of the proposed parking provision. Details of a scheme ensuring the car park is used exclusively by those for which it is intended should also be supplied. The plan so approved shall be implemented before the development is brought into use and retained thereafter.*

**Reason:** *In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan.*

The Car Park Management Plan (Optima, 11004, March 2025) initially submitted pursuant to condition 5 was also submitted pursuant to condition 6. This document provided details of the operation of the car park, its layout and the types of spaces to be made available, payment charges for “out of hours” public parking and enforcement details (including responsibilities of the various organisations involved in processing permits and enforcing parking infringements).

In their comments of 24/04/2025, KC HDM noted that the Car Park Management Plan is a “live” document and it is expected that any changes in car parking demand or other requirements would be incorporated into the document as it evolves throughout the lifetime of the development (specifically when the Sustainable Transport Hub is brought forward as Phase 5 of the overall development and the existing Pine Street car park is closed to traffic and built over).

KC HDM also noted that the Car Park Management Plan as initially submitted excluded details of payments and stay limits for general daytime use by patients of and visitors to the medical units within the Daphne Steele Building and the Emily Siddon Building. KC HDM suggested that the document would be amended to account for this future use of the Emily Siddon Building.

It is, however, noted that condition 6 includes no requirement for the document to be updated and resubmitted at a later stage (although further submissions are likely to be required in relation to other phases of the wider development) – Reserved Matters condition 6 only requires one submission in relation to Phase 2. Officers therefore asked the applicant to address the above matter in a revised version of the Car Park Management Plan. This (Optima, 11004, rev 1, June 2025) was duly submitted on 24/06/2025. Sections 2.5 and 2.6 include new and revised details regarding staff and visitor parking. Paragraph 2.6.1 confirms that public parking would be available during building operating hours to accommodate patients attending clinics. Paragraphs 2.6.3 and 4 provide set out parking charges, and how payments would be made. Stays of up to 12 hours are referred to. This information adequately addresses KC HDM's request for details of payments and stay limits for general daytime use for patients and visitors to the medical units within the Daphne Steele Building and the Emily Siddon Building.

Given the above assessment, it is recommended that the details submitted pursuant to condition 6 be approved. It is also recommended that the applicant be reminded that condition 6 requires the approved Car Park Management Plan to be implemented before the development is brought into use and to be retained thereafter.

### **Condition 9 (landscape management)**

Condition 9 reads as follows:

*9. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be implemented in accordance with these approved details.*

**Reason:** *To ensure the successful aftercare of the landscaping, in accordance with Policy LP24 of the Kirklees Local Plan.*

The applicant has submitted a Landscape Management Plan (Gillespies, SG2-GIL-XX-00-RP-L-70001 rev C01, 12/03/2025) pursuant to condition 9.

The submitted document sets out a series of appropriate objectives (in tables from section 2.2 onwards) and explains how these would be met. The document clarifies that the appointed landscape contractor would be responsible for management and maintenance of the soft landscaping for 12 months following practical completion of Phase 2, and after this period the applicant would either renew the appointment or instruct a management company to assume responsibilities. A five-year (and beyond) management and maintenance plan period is detailed. The document also details frequencies (and times of year) when management and maintenance works would be carried out, thus meeting condition 9's requirement regarding maintenance schedules.

The proposed management and maintenance arrangements are considered proportionate given the extent of landscaping within the Phase 2 area and are considered appropriate given the types of soft planting to be provided as part of Phase 2. The requirements of condition 9 have been met.

Given the above assessment, it is recommended that the details submitted pursuant to condition 9 be approved. It is also recommended that the applicant be reminded that condition 9 requires the implementation of the approved landscape management details.

**Recommendation:** Approve details.

**Report Dated:** 25/06/2025

### **Recommended Decision Notice Text**

**Condition 5 (parking provision)** – You have submitted a Car Park Management Plan (Optima, 11004, rev 1, June 2025) pursuant to condition 5. Details set out in this document are considered acceptable for the purpose of condition 5 and are hereby approved. Please be reminded that condition 5 requires the approved parking spaces to be provided prior to the development being brought into use and thereafter retained.

**Condition 6 (car park management)** – You have submitted a Car Park Management Plan (Optima, 11004, rev 1, June 2025) pursuant to condition 6. Details set out in this document are considered acceptable for the purpose of condition 6 and are hereby approved. Please be reminded that condition 5 requires the approved Car Park Management Plan to be implemented before the development is brought into use and to be retained thereafter.

**Condition 9 (landscape management)** – You have submitted a Landscape Management Plan (Gillespies, SG2-GIL-XX-00-RP-L-70001 rev C01, 12/03/2025) pursuant to condition 9. Details set out in this document are considered acceptable for the purpose of condition 9 and are hereby approved. Please be reminded that condition 9 requires the implementation of the approved landscape management details.