

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:	2025/44/90921/W
Site Address:	72, Northgate, Huddersfield, HD1 6AE
Description:	Discharge of details reserved by condition 7 (sewer easement) 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: 09-May-2025

Application: 2025/44/90921/W

Site: 72, Northgate, Huddersfield, HD1 6AE

Proposal: Discharge of details reserved by condition 7 (sewer easement) 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 7 (sewer easement)

7. No building or other obstruction including landscape features shall be located over or within 3m either side of the centre line of the public sewer (i.e. a protected strip width of 6m), that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

Reason: *In order to allow sufficient access for maintenance and repair work at all times, to prevent flood risk and ensure the safe and sustainable drainage of the site, and to accord with the aims of Policies LP27 and 28 of the Kirklees Local Plan*

The following details have been submitted:

- A drawing, reference 6BKD2-BWB-OS-XX-D-C-0500 (revision P07), entitled Proposed Drainage Strategy;
- A drawing, reference 6BKD2-BBA-30-ZZ-D-L-1003 (revision P03), entitled Proposed Landscape General Arrangement Plan.

The Proposed Drainage Strategy shows a shaded area indicated as the easement for the existing sewer which runs north-south across the site. The landscape plan is not essential to this discharge of condition application, but it does confirm that no landscape features (other than paving or other hard-surfacing) would overlie the easement.

Yorkshire Water were consulted on this application and confirm that the proposed building stand-off from public sewer centre-line (of 3m) as shown on drawing 6BKD2-BWB-OS-XX-D-C-0500 Rev P07 is acceptable. The developer has confirmed by email (04/04/2025) that no sewers will be diverted as part of the development.

It is considered that the submitted information provides confirmation that the requirements of condition (7) will be complied with, and therefore condition 7 may be approved.

Recommendation: Approve

Report Dated: 09/05/2025

Condition 7 (sewer easement)

The following have been submitted:

- A drawing, reference 6BKD2-BWB-OS-XX-D-C-0500 (revision P07), entitled Proposed Drainage Strategy;
- A drawing, reference 6BKD2-BBA-30-ZZ-D-L-1003 (revision P03), entitled Proposed Landscape General Arrangement Plan.

The Proposed Drainage Strategy shows a shaded area indicated as the easement for the existing sewer which runs north-south across the site. The landscape plan confirm that no landscape features (other than paving or other hard-surfacing) would overlie the easement.

The submitted information demonstrates that the requirements of condition (7) would be complied with. The implementation of the development in accordance with the submitted plans will discharge the condition.