

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:	2025/44/90957/W
Site Address:	72, Northgate, Huddersfield, HD1 6AE
Description:	Discharge of details reserved by condition 19 (air-source heat pump or solar array) 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: 30-May-2025

Officer Report

Reference: 2025/90957

Address: 72, Northgate, Huddersfield, HD1 6AE

Proposal: Discharge of details reserved by condition 19 (air-source heat pump or solar array) 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 19 (air-source heat pump or solar array)

19. Before development (other than demolition or site clearance) commences, details of any proposed air-source heat pump or solar array to be installed as part of the development, or alternatively reasons why these are not deemed to be appropriate or practical for the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved microgeneration measures, if applicable, and the further carbon reduction measures set out in Part 3, Q1, of the submitted Climate Change Statement, shall be implemented before any part of the development is first brought into use and thereafter retained as such.

Reason: *To ensure that the proposed development contributes to the Council's target of achieving 'net zero' carbon emissions by 2038 and thereby reducing the causes of climate change, and to accord with the aims of Policy LP26 of the Kirklees Local Plan and Principle 18 of the Kirklees Housebuilders Design Guide SPD.*

The following has been submitted:

- A roof plan, reference 6BKD2-CPW-74-R1-D-ME-7401, Revision P04 by Morgan Sindall, showing the proposed solar panel array on the roof of the building (55 no. panels, with space reserved for a possible further 10);
- Air Source Heat Pump (ASHP) equipment schedules;
- A document E10A giving details of the proposed Photovoltaic Systems;
- A drawing, reference 6BKD2-CPW-42-ZZ-D-M-9201 Revision P04 described in the covering letter as Heating Plant Schematic;
- A drawing, reference 6BKD2-CPW-37-R1-D-M-5802 Revision P05 showing the layout of roof-level plant, including the ASHP;
- Covering letter reference 05C400157.

The above details the provision of both photovoltaic panels and air source heat pumps as part of the proposal. These would each be sited upon the roof of the building.

KC Environmental Health have confirmed that the compliance condition (19) on noise emissions will be sufficient to adequately control noise from any external plant, including the proposed ASHP. Since the ASHP would be a minimum of 19m from the nearest facing elevation of a residential property, officers accept this assessment and therefore no further acoustic report will be required in relation to the proposed ASHP.

It is considered that the proposed details are sufficient to fulfil the initial purpose of the condition and are hereby recommended for approval.

Notwithstanding the above, the condition has an ongoing requirement which prevents full discharge currently. A note of the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve details

Report Dated: 30/05/2025

Proposed Letter Text

Condition 19 (air source heat pump or solar array)

You have submitted the following documents pursuant to condition 19:

- A roof plan, reference 6BKD2-CPW-74-R1-D-ME-7401, Revision P04 by Morgan Sindall, showing the proposed solar panel array on the roof of the building;
- Air Source Heat Pump (ASHP) equipment schedules;
- A document E10A giving details of the proposed Photovoltaic Systems;
- A drawing, reference 6BKD2-CPW-42-ZZ-D-M-9201 Revision P04 described in the covering letter as Heating Plant Schematic;
- A drawing, reference 6BKD2-CPW-37-R1-D-M-5802 Revision P05 showing the layout of roof-level plant, including the ASHP;
- Covering letter reference 05C400157.

It is considered that the proposed details are sufficient to fulfil the purposes of the condition and are hereby approved.

Notwithstanding the above, you are reminded that condition 19 has the following ongoing requirements which must be adhered to, to ensure continued compliance with the condition:

The approved microgeneration measures, if applicable, and the further carbon reduction measures set out in Part 3, Q1, of the submitted Climate Change Statement, shall be implemented before any part of the development is first brought into use and thereafter retained as such.