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:	2025/44/91045/W
Site Address:	Southgate/Leeds Road, Huddersfield, HD1 1TW
Description:	Discharge of details reserved by condition 10 (equipment and installations) on previous permission 2023/93655 for reserved matters application 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:	Liz Chippendale

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-Oct-2025

Application: 2025/91045

Site: Southgate/Leeds Road, Huddersfield, HD1 1TW

Proposal: Discharge of details reserved by condition 10 (equipment and installations) of previous permission 2023/93655 for reserved matters application 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)

Public Representations

No representations were received.

Assessment

<u>Condition 10 (equipment and installations)</u>

> *10. Other than where indicated on the drawings hereby approved, no railings, edge protection installations, flues, vents, wind turbines, plant, plant enclosures, lift overruns, aerials, dishes and/or CCTV cameras or related equipment and installations shall be located on or fixed to any roof of the development hereby approved. Should any such equipment or installations be considered necessary, details of these shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the details so approved.*
> ***Reason**: In the interests of visual amenity, to accord with Policy LP24 of the Kirklees Local Plan*

The following details have been submitted:

- Typical concrete fixed guardrail plan ref: BW-DET-1267
- Roof plan R2 – Access and safety layout plan ref: SG2-PTSG-B2-R2-Dr-X-26481
- Roof plan R1 – Access and safety layout plan ref: SG2-PTSG-B2-R2-Dr-X-26480
- Typical fixed guardrail detail plan ref: BW-DET-1268
- Southgate 2 (Emily Siddon) Roof handrail planning note by Gleeds version 1.1 dated 24.07.2025
- Email dated 03/09/2025 from Iain Bath (planning agent) detailing the proposed finish of the handrails will be ‘applied with a specialist paint finish on site by Kier’s decorator using paint colour RAL 7008 to match the Louvres’.

Officers initially advised that the proposed fixed guardrail would not be acceptable due to the negative visual impact to the roofline of the approved building. A foldable guardrail would be acceptable as approved on phase 1 of the development with a strategy for the use of the railings, to avoid 'clutter' on the roof that would detract from the otherwise high quality of architecture of the building (and others in the campus), in the interest of visual amenity.

In response, the applicant submitted a 'roof handrail planning note' which summaries the necessity of the proposed fixed (i.e., always up) handrail design as follows:

- *Building Regulations Part L Compliance – installing a temporary / folding handrail would directly impact the Part L Compliance due to the reduced area for PV.*
- *Energy Performance (EPC A) – as above a reduction in PV would impact the EPC.*
- *Functionality, configuration and safety of maintaining roof plant – a fixed handrail solution best meets the Hierarchy of Control, and mitigates the risks to ALARP.*
- *Alignment with CDM 2015 principles – as above risks are reduced to ALARP.*
- *Meeting Local Authority and University sustainability aspirations by maximising PV via a fixed handrail.*

While officer's preference for a folding solution remains for the reasons given above, on balance, officers are comfortable for the reasoning for the fixed roof handrails. To limit the impact of the proposed metal handrail on the visual amenity of the building and aesthetic of the roofline, it was requested that the handrails be finished to match the polyester powder-coated aluminium cladding ("Steel bronze 1" colour, ref: Y2206F) used in the two Southgate campus buildings.

The applicant proposed for the handrails to be applied with a specialist paint finish on site by Kier's decorator using paint colour RAL 7008 to match the Louvres on two Southgate campus building. A sample photograph was submitted which shows a very close matching of the proposed colour samples which would, on balance, be considered acceptable.

Summary

Officers have reviewed the submitted documents against the requirements of condition 10. Based on the amended details submitted and above assessment, the proposed handrailing with steel bronze finish would, on balance, be considered acceptable to maintain the visual amenity of the building and health and safety of future users and is recommended to be approved.

The condition's ongoing requirement is recommended to be noted for the applicant, alongside a reminder that the condition relates to any and all '*railings, edge protection installations, flues, vents, wind turbines, plant, plant*

enclosures, lift overruns, aerials, dishes and/or CCTV cameras or related equipment and installations', should additional such equipment be required.

Officer Recommendation: Approve

Date: 08/10/2025

Recommended decision notice text

Condition 10 (equipment and installations)

The following details have been submitted:

- Typical concrete fixed guardrail plan ref: BW-DET-1267
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- Typical fixed guardrail detail plan ref: BW-DET-1268
- Southgate 2 (Emily Siddon) Roof handrail planning note by Gleeds version 1.1 dated 24.07.2025
- Email dated 03.09.2025 from Iain Bath (planning agent) detailing the proposed finish of the handrails will be 'applied with a specialist paint finish on site by Kier's decorator using paint colour RAL 7008 to match the Louvres'.

The submitted information, including that the proposed handrailing would be finished in colour RAL 7008 would, be considered acceptable to maintain the visual amenity of the building and health and safety of future users.

This approval is subject to the following ongoing requirement:

> *Thereafter the development shall be completed in accordance with the details so approved.*

Furthermore, you are reminded that the condition relates to any and all '*railings, edge protection installations, flues, vents, wind turbines, plant, plant enclosures, lift overruns, aerials, dishes and/or CCTV cameras or related equipment and installations',* therefore should additional such equipment be required, subsequent discharges of condition 10 may be required.