

Ms K Chew
Senior Planning Officer
Kirklees Council
Planning Services
PO Box 1720
Huddersfield
HD1 9EL

Date: 7 April 2025
Our ref: 65150/02/JG/JSt/33644695v1
Your ref: PP-13830677

Dear Ms Chew,

Application to vary Conditions 2 and 12 of Planning Permission 2023/48/93350/W

On behalf of our client, Kirklees Council, please find enclosed an application for minor material amendments to Planning Permission 2023/48/93350/W under Section 73 of the Town and Country Planning Act 1990 (as amended).

Planning permission was granted on 13 May 2024 for:

“Development of former Deighton Centre (previously Deighton High School) for a social emotional and mental health school (Use Class F1) comprising single and two storey educational buildings; roof mounted photo-voltaic panels; sensory garden spaces; multi-use games areas; landscaping; hardstanding areas; carparking; access with secure fencing and ancillary development.” (ref. 2023/48/93350/W)

Specifically, this application proposes to vary condition 2 and condition 12.

Proposed Amendments

At the detailed design phase, it has been identified that a small number of minor amendments to the approved scheme are required to facilitate the delivery and construction of the development.

In summary the proposed amendments comprise:

Amendments to the building

- Minor amendment to school entrance/ reception area. This includes a minor amendment to the positioning of windows, introduction of a flat roof and straightening of the external elevation by reception from a curved design.

- Minor adjustment to window positions of classrooms. Introduction of mechanical, electrical, plumbing (MEP) louvres to classrooms
- Introduction of asymmetrical ext. doors to hall
- Reduction of the number of roof lights
- Minor tweaks to internal layout

Amendments to external elements

- Change of internal vehicular circulation area from permeable block paving to impermeable Asphalt
- The addition of electricity substation annex, to the east of the main access gate
- Omission of the steps and perimeter gate which allowed access down to the sport pitches
- An updated Tree Survey has been undertaken. This has resulted in the identification of additional tree groups within the site. To facilitate the proposed development, these are proposed to be removed to facilitate the development. Tree group G10(B) is predominantly affected – with the trees immediately adjacent to the school building requiring removal to facilitate the development
- Grassed area adjacent to the western elevation modified to facilitate farm delivery van turning.
- Paving layout south of MUGA – minor tweaks to accommodate fire appliance access
- Minor adjustment to the location and number of proposed trees

Application Submission

The approach to secure permission for the above amendments via a Section 73 application was agreed during pre-application discussions with officers at Kirklees Council.

The Section 73 application has been submitted via the Planning Portal (ref. PP-13830677) and is accompanied by the following plans and documents:

- Planning Statement, prepared by Lichfields
- GA Sections Sheet 1 (JNA-DLA-01-ZZ-D-A-10006 P02)
- Proposed Site Plan (JNA-DLA-XX-XX-D-A-10001 P02)
- Ground Floor Plan (JNA-DLA-01-00-D-A-10002 P02)
- First Floor Plan (JNA-DLA-01-10-D-A-10003 P02)
- Roof Plan (JNA-DLA-01-R1-D-A-10004 P02)
- Proposed elevations (JNA-DLA-01-ZZ-D-A-10005 P02)
- Planting Schedule (JNA-DLA-00-00-D-L-10012 P02)
- Proposed Site Sections (JNA-DLA-00-00-D-L-10011 P02)
- Landscaping Layout (JNA-DLA-00-00-D-L-A-10010 P02)
- Boundary Treatment plan (JNA-DLA-00-00-D-L-10013 P02)

- Biodiversity Metric Spreadsheet;
- Biodiversity File Note;
- Arboricultural Supporting Statement;
- Arboricultural Assessment;
- Arboricultural Method Statement;
- Habitat Management and Monitoring Plan; and
- CEMP Biodiversity.

Proposed Variations

Condition 2

This application seeks to vary condition 2 by updating the previously approved schedule of drawings and reports. The approved drawings and report references, alongside the updated drawing and report references, are set out in Annex 1.

Condition 12

Condition 12 requires the development to be carried out in accordance with the Arboricultural Method Statement.

Condition 12 states:

The development shall be undertaken in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement rev C by Frank Shaw Associates Limited. These shall be implemented and maintained throughout the construction phase and retained thereafter.

Condition 12 is proposed to be amended as follows:

*The development shall be undertaken in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement **rev E by FPCR Environment and Design Ltd.** These shall be implemented and maintained throughout the construction phase and retained thereafter.*

Condition 10 and 11

A Habitat Management and Monitoring Plan and Construction Environmental Management Plan (Biodiversity) has been submitted as part of this Section 73 application and therefore condition 10 and 11 can be removed as it is now otiose.

Summary

The principle of the development of a SEMH school at the Site of the Former Deighton Centre remains unchanged as approved via Planning Permission 2023/48/93350/W. Only minor changes are proposed to tree retention, landscaping and building fenestration. The broad principles of the site layout, design, access and car parking arrangements are not materially affected by the proposed amendments.

We look forward to receiving confirmation that the application has been validated and trust that you have all the information required to positively determine the application.

If you require any further information, please do not hesitate to contact me or my colleague Jonathan Standen.

Yours faithfully

Ryan Barrett

Planner

MPlan (Hons) MRTPI

Annex 1: Schedule of Drawings and Reports

Plans

Plan Type	Reference	Version	Date Received	Updated Drawing	Version
Site Location Plan	22308-FSA-XX-XX-DR-A-1000	P01	10/11/2023	Update not required	
GA Sections Sheet 1	FSA-XX-XX-DR-A-3000	P01	10/11/2023	<u>JNA-DLA-01-ZZ-D-A-10006</u>	<u>P02</u>
Existing Site Plan	22308-FSA-XX-XX-DR-A-1001	P01	10/11/2023	Update not required	
Proposed Site Plan	22308-FSA-XX-00-DR-A-1002	-	10/11/2023	<u>JNA-DLA-XX-XX-D-A-10001</u>	<u>P02</u>
Ground Floor Plan	22308-FSA-XX-00-DR-A-1010	P01	10/11/2023	<u>JNA-DLA-01-00-D-A-10002</u>	<u>P02</u>
First Floor Plan	22308-FSA-XX-01-DR-A-1110	P01	10/11/2023	<u>JNA-DLA-01-10-D-A-10003</u>	<u>P02</u>
Roof Plan	22308-FSA-XX-RF-DR-A-1210	P01	10/11/2023	<u>JNA-DLA-01-R1-D-A-10004</u>	<u>P02</u>
Proposed elevations	22308-FSA-XX-XX-DR-A-2000	P03	11/12/2023	<u>JNA-DLA-01-ZZ-D-A-10005</u>	<u>P02</u>

Planting Schedule	L-2352-PP-500	05	22/04/2024	<u>JNA-DLA-00-00-D-L-10012</u>	<u>P02</u>
Existing Site Sections	L-2352-SEC-3000	01	10/11/2023	Update not required	
Proposed Site Sections	L-2352-SEC-3100	14	27/02/2024	<u>JNA-DLA-00-00-D-L-10011</u>	<u>P02</u>
Landscaping Layout	L-2352-GAP-1000	37	27/02/2024	<u>JNA-DLA-00-00-D-L-A-10010</u>	<u>P02</u>
Boundary Treatment plan	L-2352-GAP-1100	14	27/02/2024	<u>JNA-DLA-00-00-D-L-10013</u>	<u>P02</u>
Proposed Drainage	22308-BWB-XX-XX-DR-C-0500	P4	10/11/2023	Plan to be removed. This plan is superfluous as details to secure the detailed drainage design are secured by Condition 7	

Reports

Plan Type	Reference	Version	Date Received	Updated Report	Version
Transport Assessment (part 1)	DEI-BWB-GEN-XX-RP-TR-003_Transport Assessment_PO1_Revised	-	10/11/2023	No updates	

Transport Assessment (part 2)	DEI-BWB-GEN-XX-RP-TR-003_Transport Assessment_Po1_Revised	-	10/11/2023	No updates	
Transport Assessment (part 3)	DEI-BWB-GEN-XX-RP-TR-003_Transport Assessment_Po1_Revised	-	10/11/2023	No updates	
Transport Assessment (part 4)	DEI-BWB-GEN-XX-RP-TR-003_Transport Assessment_Po1_Revised	-	10/11/2023	No updates	
Travel plan	DEI-BWB-GEN-XX-RP-TR-0002_Travel Plan	Po1	10/11/2023	No updates	
Landscape Statement	JNA-COL-XX-XX-DOC-005	03	22/04/2023	No updates	
Preliminary Ecological Appraisal	By Arbtech	2	10/11/2023	<u>No updates</u>	
Ecological Impact Assessment	By Arbtech	-	10/11/2023	<u>No updates</u>	
Biodiversity Metric 4.0	-	-	27/02/2024	<u>Dated 19th February 2025) – v.3.2</u>	
BNG File Note	By Arbtech (dated 26th Feb 2024)	-	27/02/2024	<u>Dated 19th February 2025)</u>	
Response to consultation comments	65150/01/JG/JSt/29894096v2	-	27/02/2024	No updates	
Phase 1 (part 1)	HSP2022-C4164-G-GI-1137	-	10/11/2023	No updates	
Phase 1 (part 2)	HSP2022-C4164-G-GI-1137	-	10/11/2023	No updates	
Phase 1 (part 3)	HSP2022-C4164-G-GI-1137	-	10/11/2023	No updates	
Phase 1 (part 4)	HSP2022-C4164-G-GI-1137	-	10/11/2023	No updates	

Phase II Geo-Environmental Assessment Report	HSP2023-C4164-G-GPII-1222	B	27/02/2024	No updates	
Flood Risk Assessment (part 1)	HSP2022-C4164-C&S-FRAS1-1069	-	10/11/2023	No updates	
Flood Risk Assessment (part 2)	HSP2022-C4164-C&S-FRAS1-1069	-	10/11/2023	No updates	
Statement of Community Involvement	Dated August 2023	-	10/11/2023	No updates	
Coal Mining Risk Assessment	C4164	A	10/11/2023	No updates	
Sustainable Drainage Statement	SDT-BWB-ZZ-XX-RP-CD-0001_SDS	P4	10/11/2023	No updates	
Air Quality Impact Assessment	DEI-BWB -ZZ-ZZ-RP-LA-AQA_So_P01	-	10/11/2023	No updates	
Arboricultural Method Statement	Dated Sept 2023	C	10/11/2023	<u>Dated February 2025</u>	<u>E</u>
Arboricultural Assessment	Dated Sept 2023	C	10/11/2023	<u>Dated February 2025</u>	<u>E</u>
Noise Impact Assessment	10046.3	B	10/11/2023	No updates	
Planning Statement	Dated Nov 2023	-	10/11/2023	<u>As supported by Planning Statement (S73) dated</u>	

				<u>April 2025</u>	
Health Impact Assessment	Dated Nov 2023	-	10/11/2023	No updates	
Climate Change Statement	22308-FSA-XX-XX-RP-A-8800	03	10/11/2023	No updates	
Design and Access Statement (part 1)	22308-FSA-XX-XX-RP-A-8700	04	10/11/2023	No updates	
Design and Access Statement (part 2)	22308-FSA-XX-XX-RP-A-8700	04	10/11/2023		
Design and Access Statement (part 3)	22308-FSA-XX-XX-RP-A-8700	04	10/11/2023		
Design and Access Statement (part 4)	22308-FSA-XX-XX-RP-A-8700	04	10/11/2023		
Design and Access Statement (part 5)	22308-FSA-XX-XX-RP-A-8700	04	10/11/2023		
Design and Access Statement (part 6)	22308-FSA-XX-XX-RP-A-8700	04	10/11/2023		