Town and Country Planning (Development Management Procedure) (England) Order 2015

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/70/91604/W

To: Matt Beaumont,
Stephen George & Partners LLP
33, Park Place
Leeds
LS1 2RY

For: Ilyas Ramjan, Kirklees Council - Major Project Service

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

VARIATION CONDITION 2 (PLANS) ON PREVIOUS PERMISSION 2024/92302 FOR REFURBISHMENT COMPRISING (PHASE 1): FACADE IMPROVEMENTS INCLUDING HENRY STREET ENTRANCE; REPLACEMENT SHOP FRONTS; ALTERATIONS TO EXTERNAL BUS APRON; EXTENSION AND ALTERATIONS TO EXISTING BARRIER WITHIN THE BUS ALIGHTING LANE ADJACENT TO HENRY STREET; (PHASE 2): NEW ENTRANCE CANOPY; PUBLIC REALM IMPROVEMENTS; CYCLE HUB; FACADE IMPROVEMENTS INCLUDING REPLACEMENT SHOP FRONTS

At: HUDDERSFIELD BUS STATION, UPPERHEAD ROW, HUDDERSFIELD, HD1 2JN

In accordance with the plan(s) and applications submitted to the Council on 11-Jun-2025 [together with those plans and application(s) submitted to the Council on 22-Aug-2024 and incorporated into planning permission 2024/92302 granted on 18-Feb-2025] and subject to the condition(s) specified hereunder:-

Note: Further to condition 34 reference to "(as amended)" documents in the plans and specifications schedule below reflect the fact that some submission documents have not been updated and still refer to the previous superseded development proposed under application ref: 2024/92302. For the avoidance of doubt, that earlier proposal (with larger canopy and cycle) is not hereby approved.

1. The development hereby permitted shall be begun by 18/02/2028.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

3. Prior to the commencement of phase one, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall then be completed using the approved materials.
Reason: In the interest of visual amenity and to accord with the aims Policy LP24 and LP35 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the use of suitable materials prior to works starting on site.

4. Prior to the commencement of phase two, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01Combined *Phasing,* samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall then be completed using the approved materials.
Reason: In the interest of visual amenity and to accord with the aims Policy LP24 and LP35 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the use of suitable materials prior to works starting on site.

5. The development detailed in phase one, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* shall be constructed in full accordance with the approved landscape details on plans HBS-ECS-Z0-SL-DR-L-0001-P01 *Landscape proposal*, HBS-ECS-Z0-SL-DR-L-0002-P02 *Landscape proposal* and HBS-ECS-Z0-SL-DR-L-0003-P01 *Landscape outline specification* and retained thereafter.
Reason: To enhance and conserve the visual amenity of the built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, and LP63 of the Kirklees Local Plan as well as Chapter 12 of the National Planning Policy Framework.

6. The development detailed in phase two as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* shall be constructed in full accordance with the approved landscape details on plans HBS-ECS-Z0-SL-DR-L-0001-P01 *Landscape proposal*, HBS-ECS-Z0-SL-DR-L-0002-P02 *Landscape proposal* and HBS-ECS-Z0-SL-DR-L-0003-P01 *Landscape outline specification* and retained thereafter.
Reason: To enhance and conserve the visual amenity of the built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, and LP63 of the Kirklees Local Plan as well as Chapter 12 of the National Planning Policy Framework.

7. Phase 1 of the development herby approved, as set out on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* shall be constructed in full accordance with the Construction and Environmental Management Plan by Wilmott Dixon (Rev E Dated 19th November 2024).
Reason: In the interests of public amenity and highway safety, to ensure reasonable precautions are imposed during the construction period, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

8. Prior to the commencement of phase two, as identified on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

- the point of access for construction traffic;
- details of times of use of the access;
- the numbers and size of vehicles expected to access the site;
- the routing of construction traffic to and from the site;
- construction workers and delivery parking facilities;
- the location of materials storage and site facilities;
- the use of traffic management/banksman for large deliveries and the provision and,
- use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway.

The approved plan shall thereafter be adhered to throughout the construction of the phase of development.
Reason: In the interests of highway safety, to comply with the aims of Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that adequate plans are in place to limit the impact of construction works on the local highway network and highway safety.

9. Prior to development commencing on phase two, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction
- Artificial lighting used in connection with all construction related activities and security of the construction site.
- A communications plan detailing the responsible person, their contact details and how this will be communicated to local residents and the Local Authority.

The approved plan shall thereafter be adhered to throughout the construction of the phase of development.
Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policy LP52 of the Kirklees Local Plan.

10. Phase one of the approved development as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* shall be completed in full accordance with plan HBS-ECS-Z0-SL-DR-L-00004-P02 - Bin Store. The approved details shall be retained thereafter.
Reason: In the interests of amenity and highway safety and to meet the requirements set out in the Local Plan Policy LP24 part d(vi).

11. Prior to development commencing on phase two, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* details of suitable storage, bin presentation points and access for collection of wastes, including swept path analysis for a suitably sized refuse wagon, from the premises herby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timeframe for implementation. Thereafter the approved details shall be implemented in accordance with the approved details and shall be so retained thereafter.
Reason: In the interests of amenity and highway safety and to meet the requirements set out in the Local Plan Policy LP24 part d(vi). This pre-commencement condition is necessary to ensure adequate plans are in place for the safe collection of waste from the site.

12. Prior to the commencement of phase one of the development, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* and notwithstanding the recommendations in the FRA and Drainage Assessment by Weetwood dated June 2024, details of the proposed surface water mitigation measures specific to this phase shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include a timeframe for the implementation of the approved mitigation measures and the proposed management and maintenance arrangements. Thereafter the development shall be undertaken in accordance with the approved details.
Reason*:* To ensure the provision of adequate and sustainable systems of drainage in the interest of amenity, environmental well-being and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework. This is a pre-commencement condition so as to ensure that the drainage scheme is implemented at the appropriate stage of the development.

13. Prior to the commencement of phase two of the development, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* and notwithstanding the recommendations in the FRA and Drainage Assessment by Weetwood dated June 2024, details of the proposed surface water mitigation measures specific to this phase shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include a timeframe for the implementation of the approved mitigation measures and the proposed management and maintenance arrangements. Thereafter the development shall be undertaken in accordance with the approved details.
Reason: To ensure the provision of adequate and sustainable systems of drainage in the interest of amenity, environmental well-being and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework. This is a pre-commencement condition so as to ensure that the drainage scheme is implemented at the appropriate stage of the development.

14. Prior to development commencing on phase one, as shown on plan202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 0.25 habitat units and 0.08 hedgerow units are to be achieved post-development, along with the enhancement measures for bats, birds and hedgehogs that are to be incorporated into the proposals, and include details of the following:
a. Description and evaluation of features to be managed and enhanced;
b. Extent and location/area of proposed enhancement works on appropriate scale maps and plans;
c. Ecological trends and constraints on site that might influence management;
d. Aims and Objectives of management; 2
e. Appropriate management Actions for achieving Aims and Objectives;
f. An annual work programme (to cover an initial 5 year period capable of being rolled forward over a period of 30 years);
g. Details of the management body or organisation responsible for implementation of the BEMP;
h. Ongoing monitoring programme and remedial measures; and
i. The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years The BEMP shall include details of the legal and funding

mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery.

The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP. The approved BEMP will be implemented in accordance with the approved details.
Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process.

15. Prior to development commencing on phase two, as shown on plan202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 0.25 habitat units and 0.08 hedgerow units are to be achieved post-development, along with the enhancement measures for bats, birds and hedgehogs that are to be incorporated into the proposals, and include details of the following:

a. Description and evaluation of features to be managed and enhanced;
b. details of the provision of a minimum of two bat boxes and one bird box, including the types proposed and their intended location (including height).
c. Extent and location/area of proposed enhancement works on appropriate scale maps and plans;
d. Ecological trends and constraints on site that might influence management;
e. Aims and Objectives of management; 2
f. Appropriate management Actions for achieving Aims and Objectives;
g. An annual work programme (to cover an initial 5 year period capable of being rolled forward over a period of 30 years);
h. Details of the management body or organisation responsible for implementation of the BEMP;
i. Ongoing monitoring programme and remedial measures; and
j. The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery.

The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP. The approved BEMP will be implemented in accordance with the approved details.
Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy

LP30 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process.

16. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment is 10dB below the quietest background noise level recorded, at any time. “Rating level” and “background sound level” are as defined in BS 4142:2014+A1:2019.
Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

17. Prior to the installation of any external fixed plant or machinery, full details of the proposed external fixed plant or machinery, including the proposed location and appearance, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all external fixed plan or machinery shall be installed in accordance with the approved details.
Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

18. Groundworks as approved for phase one as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* (other than those required for a site investigation report) shall not commence until a supplementary Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that a site investigation report identifying any potential risks to the development of future users is completed prior to work commencing on site.

19. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report for phase one of the development as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing*, approved pursuant to condition 18 further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that a site investigation report identifying any potential risks to the development of future users is completed prior to work commencing on site.

20. Remediation of the site of phase one as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 19. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

21. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy for phase one of the development, a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

22. Groundworks as approved for phase two as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* (other than those required for a site investigation report) shall not commence until a supplementary Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that a site investigation report identifying any potential risks to the development of future users is completed prior to work commencing on site.

23. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report for phase two of the development as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing*, approved pursuant to condition 22, further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that a site investigation

report identifying any potential risks to the development of future users is completed prior to work commencing on site.

24. Remediation of the site of phase two as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 23. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

25. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy for phase two of the development, a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority and approved in writing. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

26. Prior to the installation of external artificial lighting commences on phase one of the development as shown on 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* , a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:
a. The proposed hours of operation of the lighting
b. The location of all the luminaires
c. The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.
d. The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
e. The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

No external artificial lighting shall be used unless the lighting has been installed and operated in accordance with the approved scheme.
Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with part 2 and 15 of the NPPF and LP52 of the Local Plan.

27. Prior to the installation of external artificial lighting commences on phase two of the development as shown on 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* , a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

a. The proposed hours of operation of the lighting
b. The location of all the luminaires
c. The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.
d. The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
e. The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

No external artificial lighting shall be used unless the lighting has been installed and operated in accordance with the approved scheme.
Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance Policy LP52 of the Local Plan.

28. Prior to the completion of works as approved within phase one of the development as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing*, details of crime mitigation measures shall be submitted and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the completion of phase one the development and thereafter retained as such.
Reason: In the interests of crime prevention and safety and to accord with guidance within LP24 of the Kirklees Local Plan.

29. Prior to the completion of works as approved within phase two of the development as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing*, details of crime mitigation measures shall be submitted and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the completion of phase one of the development and thereafter retained as such.
Reason: In the interests of crime prevention and safety and to accord with guidance within LP24 of the Kirklees Local Plan.

30. Prior to the commencement of phase two of the development as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing* , details of the sedum canopy roof including materials and planting and a management and maintenance plan for 5 years following the date of completion shall be submitted in writing to the Local Planning Authority and approved in writing. Thereafter the development shall be implemented in accordance with the approved details and shall be operated in accordance with the approved management and maintenance plan.
Reason: In the interest of visual amenity and to accord with the aims Policy LP24 and LP35 of the Kirklees Local Plan as well as aims of Chapter 12 of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document. This is a pre-commencement plan to ensure that suitable materials

are agreed which allow for sufficient management and maintenance prior to the start of works on site.

31. Prior to development commencing on phase one, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing*, a bus disruption plan for that phase of the development shall be submitted to and approved by The Local Planning Authority. The plan shall detail to temporary arrangements for buses displaced from the application site during the construction phase. Thereafter the construction phase shall operate in accordance with the approved details.
Reason: For the continued effective operational use of the bus station throughout the construction period and to minimise the impact on the local highway network in accordance with Local Plan Policy LP24 and LP21. This is a pre-commencement condition for an agreed plan to be in place prior to the commencement of works.

32. Prior to development commencing on phase one, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* full details of the construction foundations including the proximity to the underground railway tunnels shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in full accordance with the approved construction details and retained as such.
Reason: To understand the relationship of the new foundations of the proposed development on the existing railway tunnel within close proximity of the site and how the new foundations would interrelate with the tunnel. This is a pre-commencement condition to ensure that the development does not impact on the underground tunnel prior to the commencement of any works.

33. Prior to development commencing on phase two, as shown on plan 202335-SGP-ZZ-ZZ-DR-A-131105 Rev P01 *Combined Phasing,* full details of the construction foundations including the proximity to the underground railway tunnels shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in full accordance with the approved construction details and retained as such.
Reason: To understand the relationship of the new foundations of the proposed development on the existing railway tunnel within close proximity of the site and how the new foundations would interrelate with the tunnel. This is a pre-commencement condition to ensure that the development does not impact on the underground tunnel prior to the commencement of any works.

34. Notwithstanding condition 2, the hereby approved entrance canopy and cycle storage facilities shall be implemented in accordance with plans ref. 202335-SGP-ZZ-ZZ-DR-A- 131301 rev. P09 and 202335-SGP-ZZ-ZZ-DR-A-A-13000 rev P14.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

NOTE – Huddersfield Train Station may be undergoing construction works at the same time as the development hereby approved. It is advised that no replacement bus stops will be located within St George's square throughout the construction period in order to minimise disruption to the highway network.

NOTE - It is brought to the Applicant's notice that the formal stopping up of a public highway is required BEFORE the development to which this consent relates can be implemented. The appropriate procedure to stop up a highway is by application to the Secretary of State under the powers vested in Section 247 of the Town and Country Planning Act 1990. The application should be made directly to the Secretary of State at –Department for Transport
National Transport Casework Team
Lancaster House
Hampshire Court
Newcastle Business Park
Newcastle upon Tyne
NE4 7YH
nationalcasework@dft.gov.uk

NOTE - The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE - All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action invalidating the permission if the planning condition is a pre-commencement condition

NOTE - The proposed design levels of illuminance should be shown to be appropriate for the intended use by reference to appropriate guidance. Generally, to minimise problems of glare and stray light from external artificial lighting it should be installed and maintained in accordance with *the "Guidance Note 01/21 for the Reduction of Obtrusive Light"* by the Institution of Lighting Professionals: 2021 www.theilp.org.uk. The predicted levels of stray light must not exceed the recommended maximum levels given in Table 2 of this guidance for the corresponding Environmental Zone (i.e. E0 to E4).

NOTE - No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

NOTE - For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document *"Guidance on the assessment of dust from demolition and construction"* Version 2.2 2024.

NOTE - Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and Specifications Schedule:-

Plan Type	**Reference**	**Version**	**Date received**
Proposed site plan	202335-SGP-ZZ-ZZ-DR-A-A-13000	P14	17.06.2025
Proposed site clearance	202335-SGP-ZZ-ZZ-DR-A-131006	P06	17.06.2025
Proposed GA plan	202335-SGP-ZZ-ZZ-DR-A-131201	P16	17.06.2025
Proposed roof	202335-SGP-ZZ-ZZ-DR-A-131102	P13	17.06.2025
Proposed reflected soffit	202335-SGP-ZZ-ZZ-DR-A-131104	P10	17.06.2025
Proposed sections	202335-SGP-ZZ-ZZ-DR-A-131201	P0	17.06.2025
Proposed cycle parking design	202335-SGP-ZZ-ZZ-DR-A-131302	P08	17.06.2025

Proposed Elevations	202335-SGP-ZZ-ZZ-DR-A-131301	P09	17.06.2025
Proposed unit frontage	202335-SGP-ZZ-ZZ-DR-A-131303	P09	17.06.2025
Totum design	202335-SGP-ZZ-ZZ-DR-A-131304	P0	17.06.2025
Mesh Artwork	202335-SGP-ZZ-ZZ-DR-A-131305	P09	17.06.2025
3D visuals	202335-SGP-ZZ-ZZ-DR-A-131901	P08	17.06.2025
Site Location Plan	202335-SGP-ZZ-ZZ-DR-A-130001	P07	17.06.2025
Design and Access statement	202335-SGP-ZZ-ZZ-DR-A-131801	P04	17.06.2025
Heritage statement	202335-SGP-ZZ-ZZ-DR-A-131802	P05	17.06.2025
Details pursuant to permission 2024/92302			
Site Clearance – drainage - pavements (as amended)	HBS-BGH-Z0-XX-DR-H0002	P02	23.08.2024
Landscape masterplan (as amended)	221655-PEV-XX-00-DR-L-0301	P03	23.08.2024
Electrical services proposed external services layout (as amended)	HBS-KZN-Z0-XX-D-U-1001	P02	23.08.2024
View 3-1.1-CGI Render	-	-	23.08.2024
View 4-1.1-CGI Render	-	-	23.08.2024
View 5-1. 1-CGI Render	-	-	23.08.2024
View 6-1 1-CGI Render	-	-	23.08.2024
View 1-1 1-CGI Render	-	-	23.08.2024
View 2-1 1-CGI Render	-	-	23.08.2024
View 7-1 1-CGI Render	-	-	23.08.2024
External view 1 (as amended)	-	-	23.08.2024
External view 2 (as amended)	-	-	23.08.2024
Internal view 1 (as amended)	-	-	23.08.2024
Internal view 2 (as amended)	-	-	23.08.2024
Existing site plan	202335-SGP-ZZ-ZZ-DR-A-130000	P03	23.08.2024
Proposed phase 1 plan (as amended)	HBS-BGH-Z0-XX-D-C-0021	P01	23.08.2024
Proposed phase 2 plan (as amended)	HBS-BGH-Z0-XX-D-C-0022	P01	23.08.2024
Combined phasing plan (as amended)	HBS-BGH-Z0-XX-D-C-0024	P01	23.08.2024
Transport Statement by Bryan G Hall dated August 2024 (as amended)	HBS-BGH-Z0-XX-T-H-0004	P03	23.08.2024

Existing elevations – North	HBS-AHR-XX-ZZ-D-A-00-103	P01	23.08.2024
Existing elevations - south	HBS-AHR-XX-ZZ-D-A-00-104	P01	23.08.2024
Existing elevations – West, east and south	HBS-AHR-XX-ZZ-D-A-00-105	P01	23.08.2024
Existing elevations - East	HBS-AHR-XX-ZZ-D-A-00-101	P01	23.08.2024
Existing elevations - West	HBS-AHR-XX-ZZ-D-A-00-102	P01	23.08.2024
Huddersfield Bus Station Design and Access Statement (as amended)	HBS-AHR-XX-XX-T-A-00001	P07	23.08.2024
Existing floor plan	HBS-AHR-XX-00-D-A-00-001	P02	23.08.2024
GA proposed floor plan (overall) (as amended)	HBS-AHR-XX-00-D-A-20-001	P04	30.10.2024
GA proposed floor plan (bus concourse) (as amended)	HBS-AHR-XX-00-D-A-20-010	P02	23.08.2024
GA proposed floor plan (Henry Street) (as amended)	HBS-AHR-XX-00-D-A-20-011	P03	23.08.2024
Proposed east elevation (as amended)	HBS-AHR-XX-ZZ-D-A-20-101	P03	23.08.2024
Proposed west elevation (as amended)	HBS-AHR-XX-ZZ-D-A-20-102	P02	23.08.2024
Proposed north elevation (as amended)	HBS-AHR-XX-ZZ-D-A-20-103	P03	23.08.2024
Proposed south elevation (as amended)	HBS-AHR-XX-ZZ-D-A-20-104	P02	23.08.2024
Proposed elevations (as amended)	HBS-AHR-XX-ZZ-D-A-20-105	P02	23.08.2024
GA Proposed elevations (as amended)	202335-SGP-ZZ-ZZ-DR-A-131301	P04	23.08.2024
Landscape proposals – outline soft specification and maintenance schedule (as amended)	HBS-ECS-Z0-SL-DR-L-00003	-	23.08.2024
30 year maintenance schedule (phase 1) (as amended)	-	-	23.08.2024
Site location plan	202335-SGP-ZZ-ZZ-DR-A-13001	P02	23.08.204
Environmental Noise Survey by Paceconsult dated 26.02.2024 (as amended)	PC-23-0073-RP1	1	23.08.2024
Flood risk and drainage assessment by Weetwood dated June 2024 (as amended)	-	2	24.01.2024

Bat Emergence Survey by Ecus dates July 2024	23636	1	23.08.2024
Preliminary roost assessment by Ecus dated April 2024	21287	1	23.08.2024
BS-5837:2012 Arboricultural report, impact assessment and method statement by Ecus dated May 2024 (as amended)	21287	1	23.08.2024
Air Quality Assessment by Ostroma dated May 2024 (as amended)	PRO-092054	1	23.08.2024
Landscape schedule of hard and soft landscape components by Pick Everard dated June 2024 (as amended)	221655-PEV-XX-XX-SH-L-1601	2	23.08.2024
Huddersfield bus station-planning materials (as amended)	202335-SGP-ZZ-ZZ-SH-A-131700	-	23.08.2024
Planning Statement dated August 2024 (as amended)	N2155P	-	23.08.2024
Phase one Biodiversity net gain assessment by Ecus dated June 2024	21287	-	23.08.2024
Phase two Biodiversity net gain assessment by Ecus dated July 2024	21287	-	23.08.2024
Site Clearance – Drainage – pavements	HBS-BGH-Z0-XX-DR-H0002	P022	23.08.2024
Huddersfield bus station desk study and coal mining risk assessment by WSP dated November 2021	70079084	-	23.08.2024
Rapid Health Impact Assessment dated November 2022 (as amemded)	-	-	23.08.2024
Heritage Statement by SGP dated February 2024	202335-SGP-ZZ-ZZ-RP-131802	P04	23.08.2024
Proposed green roof details (as amended)	202335-SGP-ZZ-ZZ-SK-A-210604	P02	23.08.2024
Proposed bin store (as amended)	HBS-ECS-Z0-SL-DR-L-00004	P02	30.10.2024
Landscape proposals general arrangement (as amended)	HBS-ECS-Z0-SL-DR-L-00001	P03	30.10.2024
Landscape proposals – detailed planting plan and planting schedule (as amended)	HBS-ECS-Z0-SL-DR-L-00002	P02	30.10.2024

Apron layout general arrangement (as amended)	HBS-BGH-Z0-XX-0-C-0001	P07	30.10.2024
Transport note by Bryan G Hall dated 16.10.2024 (as amended)	23-184-009.01	-	30.10.2024
Construction and Environmental management plan by willmott Dixon November 2024 (as amended)	-	-	25.11.2024
Email dated 27.01.2024 from Erin Shaw, Project Officer, West Yorkshire Combined Authority regarding closure of bus bays during construction period	-	-	27.01.2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Officers considered that the details as originally submitted were acceptable.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:
Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -
https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- **If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.**
- **If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:**

i) 28 days from the date of this notice where the enforcement notice has been served,
ii) 28 days of the date of service of the enforcement notice or,
iii) the specified period starting from the date of this notice,

whichever period expires earlier.

- **If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.**

- **The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.**

- **Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.**
- **You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.**
- **The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.**
- **The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.**

- **In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.**

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- **If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.**

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 03-Oct-2025

Signed:

David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/70/91604/W .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL