

Planning Department
Kirklees Council
Huddersfield Town Hall,
Ramsden Street,
Huddersfield,
HD1 2TA

Dear Validation,

Re: Variation of condition two associated with application 2023/62/91345/E for the erection of a single storey building with roof top plant area to provide outpatient theatres, treatment rooms and consultant rooms with link to Boothroyd building, including demolition and remodelling of existing ramp and associated landscaping and drainage.

Berrys have been assisting Darwin Group to address several amendments that are now required for the new NHS facility at Dewsbury District Hospital, Halifax Road, Dewsbury, WF13 4HS. These proposed amendments are due to further detailed design stages and updated safety requirements.

Planning History:

On the 19th of April 2024, full planning permission was granted for the erection of a single storey building with roof top plant area to provide outpatient theatres, treatment rooms and consultant rooms with link to Boothroyd building, including demolition and remodelling of existing ramp and associated landscaping and drainage.

Following the approval, Mid Yorkshire Hospitals NHS Trust instructed work to begin on site but due to a series of design developments linked to the buildability, practicalities and funding, the applicant now needs to amend the originally approved plans.

Proposal:

This s73 application is therefore seeking to vary Condition 2 of the planning permission ref: 2023/62/91345/E.

Condition 2 states: *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 so as to ensure the satisfactory appearance*

of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

The approved full drawing register is included at the end of this letter. For ease of reference, the below table sets out the amended plan references alongside the previously approved plans.

Amended Drawing Register Table:

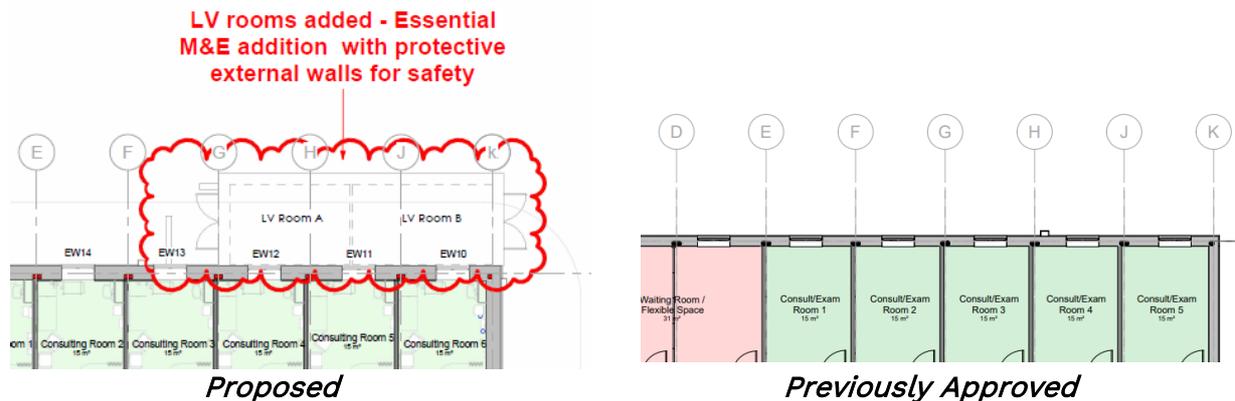
Drawing Type	Reference for revised plans <i>(to be approved under this s73 application)</i>	References for previously approved plans <i>(approved under 2023/62/91345/E)</i>
Proposed Site Plan	180598-DGL-01-00-DR-A-1160-(CR2)-Proposed Site Plan	180598 DGL 01 00 DR A 1160- P4 – Proposed Site Plan
Proposed Landscaping Plan	180598-DGL-01-XX-DR-A-1402-(CR2)-Proposed Landscaping	180598 DGL 01 XX DR A 1400 – P3- Proposed Landscaping
Elevations	180598-DGL-01-XX-DR-A-2100-(CR2)-Elevations <i>And a version with annotations (180598-DGL-01-XX-DR-A-2100-(CR2)-Elevations- with notes)</i>	180598 DGL 01 XX DR A 2100-P4- Proposed Elevations
Proposed Building Sections	180598-DGL-01-XX-DR-A-2300-(CR2)-Proposed Building Sections	180598 DGL 01 XX DR A 2300- P1
General Arrangements	180598-DGL-01-ZZ-DR-A-2000-(CR2)-General_Arrangements <i>And a version with annotation (180598-DGL-01-ZZ-DR-A-2000-(CR2)-General_Arrangements - With notes)</i>	180598 DGL 01 00 DR A 2001- P1 and 180598 DGL 01 RF DR A 2020- P2
Noise Assessment	22418-1-R1 - HTM0801 & POL05 - Dewsbury District Hospital - Darwin Group - JS – 240906	22418-1

Proposed Amendments with Justification for change

Addition of Low Voltage Rooms on the Northern Elevation

It was identified during a further detailed design development that the existing hospital's electrical infrastructure could not adequately support the new building's power demands. As a result, additional electrical infrastructure is now required. This is in the form of two Low Voltage (LV) rooms. Without the LV rooms, the building will not be able to function adequately. As the proposed use will include theatres and treatment rooms, the additional electrical infrastructure is deemed essential as it will be providing power to support critical health procedures.

The proposed LV rooms are proposed to be located on the northern elevation as this elevation is hidden from public areas but also accessible and available to hospital estate maintenance staff. In addition, a protective crash rail has been installed to provide protection and to improve safety. A self-supporting wall has also been proposed adjacent to the door entrance to prevent the door swinging onto the walkway as well as acting as a sacrificial barrier.



CAT Ladder relocation on the Eastern Elevation

The CAT ladder on the south elevation has been relocated to improve the functionality, safety and visual appearance of the building. The main reason behind the relocation is due to the fire strategy and safety requirements. The escape distances for a secondary means of escape must comply with building regulations. Therefore, the applicant has had to relocate the ladder following the approval of an unsuitable original design.

In addition, the CAT ladder was originally located on a pedestrian route in a visibly prominent location. The proposed new location will have greater safety and visual

benefits as it is located within an enclosed and secure area. This will reduce unauthorised access which, in turn, further improves the site safety.



Proposed (Eastern elevation)

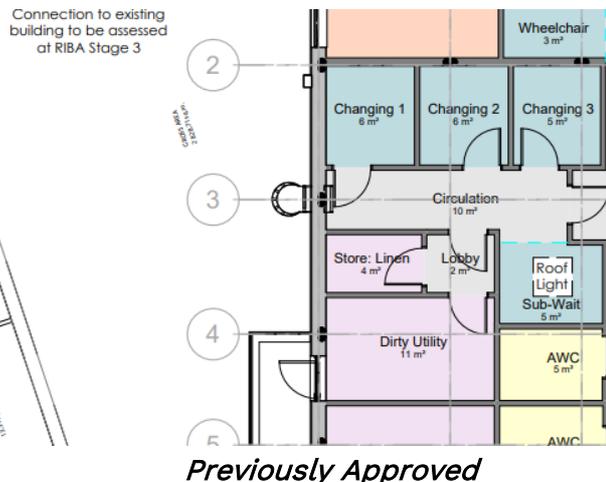
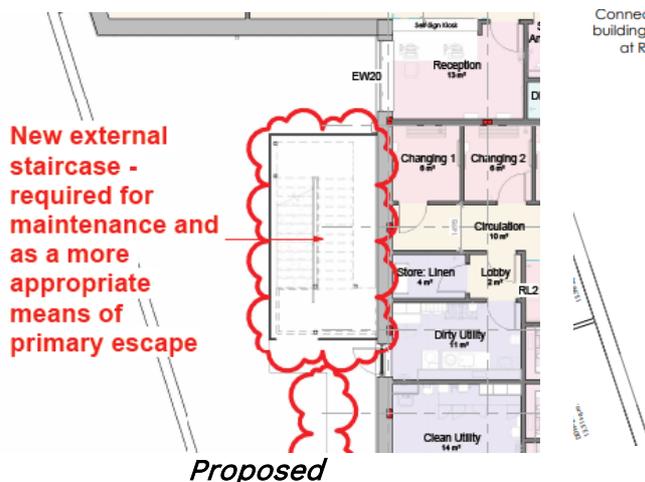


Previously approved (Southern elevation)

New enclosed staircase on the Western Elevation

The existing CAT ladder on the western elevation is proposed to be replaced with an external staircase after a design review determined it to be a safer and a more practical solution for roof access. Unlike the CAT ladder, the staircase allows easier and safer movement of maintenance staff and equipment, in line with CDM Regulations 2015.

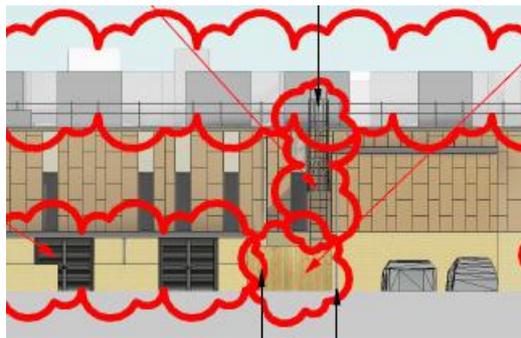
To complement the building's appearance, the staircase was clad on three sides with RAL7016 metal panels, providing weather protection and visual consistency. The cladding stops at parapet height to minimise visual impact, avoiding the need for a bulky enclosed structure. Access is secured with a lockable gate, limiting use to authorised maintenance personnel.



Addition of Fence on the Eastern Elevation

The proposed relocation of the CAT ladder between the IPS/UPS rooms and the lift was reconsidered due to significant safety and security risks, including the potential for unauthorised roof access. In accordance with fire safety protocols, the CAT ladder is now designated solely as a secondary emergency escape route, not for routine access.

Primary roof access is now provided by the external staircase, offering a safer and more controlled entry point for maintenance. To secure the CAT ladder, a vertical close-boarded timber fence with a lockable gate was installed around the area, limiting access to authorised personnel. This enclosed space also houses condenser pumps, providing a secure and compliant location for essential air conditioning equipment. As the building will be used by the public, having enclosed and controlled access is a key safety feature for the building.



Proposed

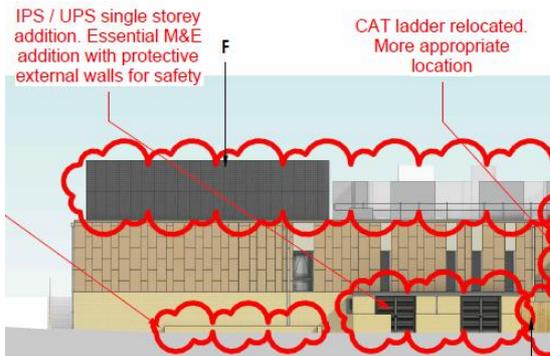


Previously Approved

Addition of an IPS/UPS room on the Eastern Elevation

Like the LV panel installation, the IPS and UPS rooms are essential to the building's electrical infrastructure. To meet technical requirements and to optimise internal space, these rooms are best housed in an external outbuilding with direct external access. This setup improves ventilation and environmental control, ensuring reliable performance of sensitive and powerful equipment. As previously mentioned, the proposed use will include theatres and treatment rooms therefore, the additional IPS/UPS rooms are deemed essential and are critical in the running of the building.

Positioning the rooms outside also reduces fire load and operational risk within the main building. Additionally, a self-supporting wall was constructed next to the outbuilding to allow safe door operation without obstructing pedestrian routes. This wall also acts as a sacrificial barrier, offering protection against potential collisions and safeguarding the infrastructure.



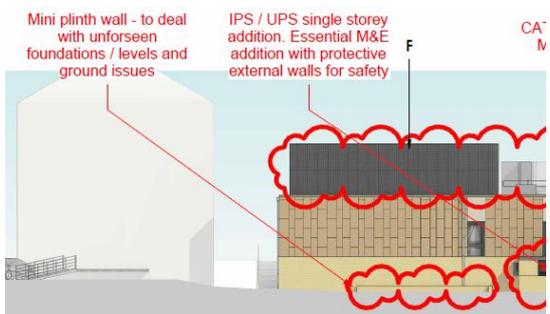
Proposed



Previously Approved

Addition of mini plinth wall (Eastern Elevation)

The south-east corner of the building, located at the site's lowest point and densely packed with essential infrastructure, presented spatial and level-related challenges. During landscaping works, sections of critical structural foundations were exposed. As altering these was not an option, a low plinth wall was introduced to conceal and protect them. This solution maintained the building's structural integrity while supporting the intended landscape design and pedestrian pathway. It also enabled the creation of a DDA-compliant accessible route, effectively balancing structural protection, visual coherence, and accessibility requirements. The building will be used by patients who may have mobility issues or require walking aids therefore, having a DDA compliant access with no exposed sections is a beneficial amendment to the building.



Proposed



Previously Approved

External Door removed from Western Elevation

The original design featured two separate plant rooms—one requiring dual escape routes and the other needing only single access. However, as the mechanical and electrical layout was refined, it became clear that a single, larger plant room would be more efficient. The internal partition is therefore proposed to be removed, merging the two rooms into one.

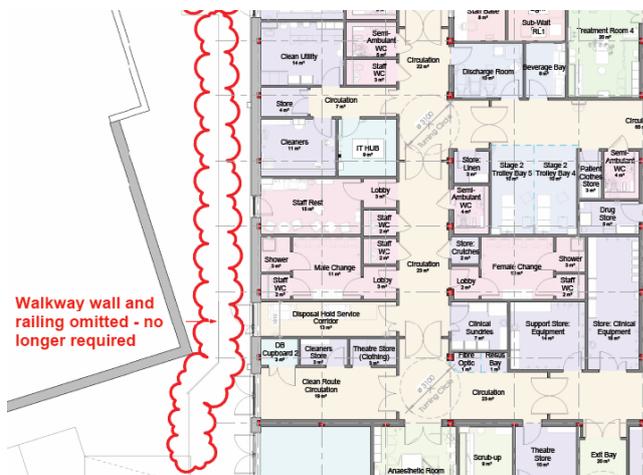
This combined space initially included three external doors, exceeding escape and access requirements. With services now aligned along the perimeter wall, the southernmost door on the west elevation was no longer needed. Its removal will improve the building's appearance without compromising safety, functionality, or compliance with Approved Document B of the Building Regulations.



Removal of wall and railing on Western Elevation

As construction progressed, the walkway and retaining wall design was revised to address technical and structural challenges. The original plan, featuring a retained walkway with deep foundations near the Boothroyd building, raised concerns about impacting existing foundations. Additionally, the inclusion of a gas membrane to mitigate ground gas risks made the initial design, which involved banking earth under the building, unsuitable due to restricted undercroft ventilation.

The revised solution introduced a single deep foundation along the west elevation, supporting a reinforced retaining wall to stabilise the ground while maintaining adequate airflow in line with CIRIA C665 guidance. It is important that there is adequate airflow in line with the guidance therefore, this proposed amendment will improve the safety of the building. This eliminated the need for a separate perimeter wall and handrail at the level change, allowing for a simplified, traditional pathway with pin kerbs and regraded landscaping—a more practical, buildable, and visually sensitive outcome. This also will improve patient access into the building.



Proposed



Previously Approved

Additional Roof Plant

During the transition from RIBA Stage 3 to Stage 4, the original M&E design was found to be inadequate, as the detailed performance requirements revealed a greater need for rooftop plant than initially anticipated. Additional roof plant is required to help provide essential services to the hospital building. Without the proposed plant, the building would have a reduced function which will in turn, limit the value and service of the healthcare facility. To meet the buildings demands, the proposed changes were made to the rooftop M&E layout. These are considered to be essential to the building's operation.

To reduce visual impact, plant was carefully positioned, screened, and kept to the smallest practical footprint. These adjustments were key to achieving the building's BREEAM Excellent rating, which required enhanced sustainability and energy systems—many dependent on rooftop installations. With no viable alternatives for location or massing, the final design reflects a carefully considered balance between technical necessity and the visual impact.



Proposed



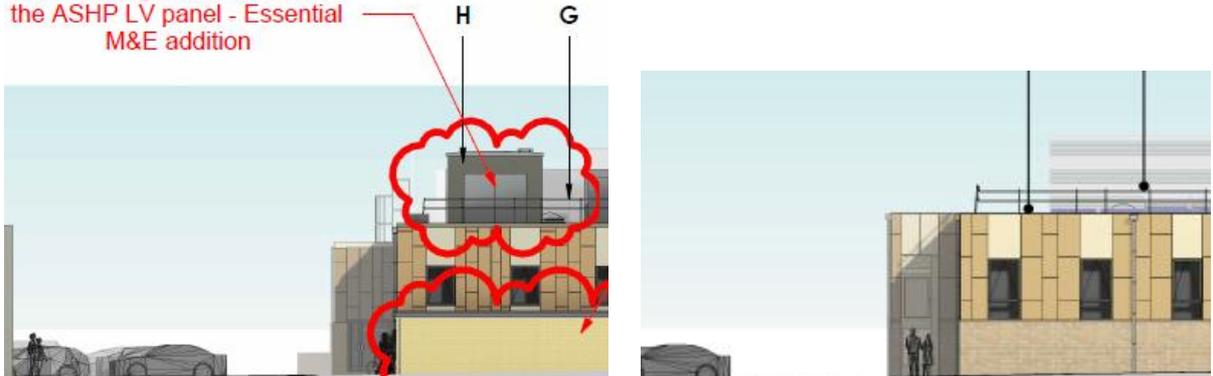
Previously Approved

Addition of GRP housing

The GRP housing, like the LV and IPS/UPS rooms, protects a vital part of the building's power infrastructure—specifically the LV panel serving the rooftop Air Source Heat Pumps (ASHPs). To ensure efficient operation and compliance with BS EN 61439, the panel is located close to the ASHP units.

The GRP enclosure meets all regulatory size requirements while minimising visual impact. It is finished in a grey tone to match the existing rooftop plant, allowing it to blend discreetly into its surroundings. This carefully considered design ensures that the enclosure remains visually unobtrusive and in keeping with the building's overall aesthetic and context.

GRP housing added to enclose the ASHP LV panel - Essential M&E addition



Proposed

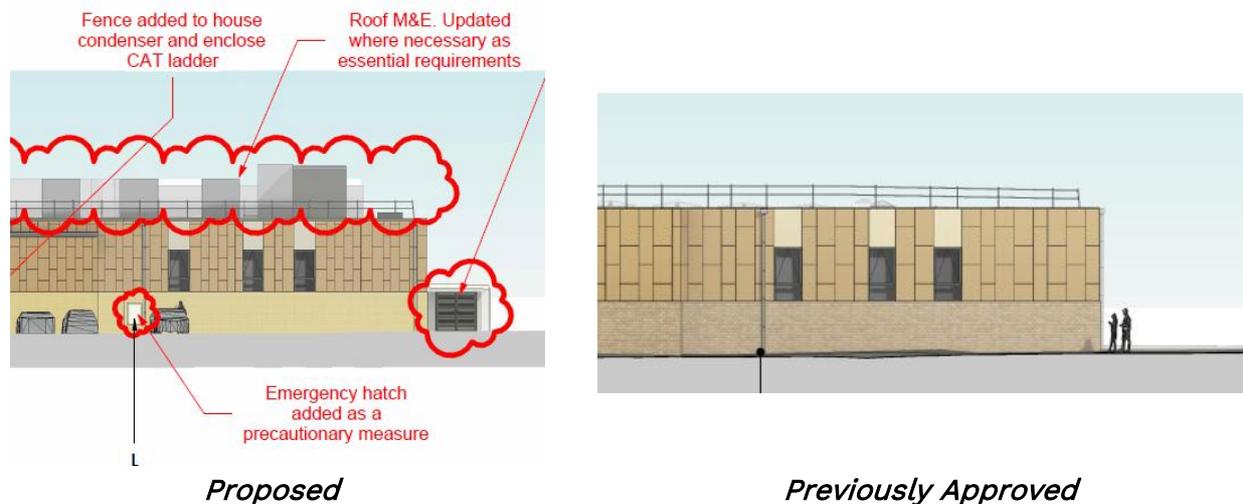
Previously Approved

Addition of emergency hatch to the undercroft

Following the specialist recommendation to install a gas membrane, the undercroft area of the building now constitutes a substantial enclosed volume requiring adequate cross ventilation to ensure safe environmental conditions. A compliant ventilation strategy was implemented to meet building and health and safety regulations.

As electrical services run through the undercroft, an emergency access hatch was installed as a precaution. While routine access is not required, the hatch provides a vital safeguard, enabling emergency entry if necessary. The hatch, therefore, improves safety, accessibility and improves the function of the building.

Omitting the hatch initially could have led to costly and time-consuming retrofitting, potentially impacting the building's operational timeline and, by extension, NHS service delivery.



I trust the above provides sufficient justification for each of the proposed revisions. Additional justification has been provided in the accompanying 'Annotated Submission Document'. In addition, due to the requirement of additional plant, please refer to the amended noise assessment which has been submitted alongside this application.

I look forward to your reply on the above, plus please don't hesitate to contact me with any questions in the meantime.

Yours sincerely,

Redacted

**Immy Platt BA (Hons) MSc
Planning Consultant**

Redacted

Drawings Register (2023/62/91345/E)

Plan Type	Reference	Version	Date Received
Combustible materials (coal)	9202-001-L-001	-	04/04/2024
Additional/compensatory car parking plan	Unreferenced by the NHS Trust	-	27/03/2024
Pick up and drop off point	304130-SWH-ZZ-XX-DR-C-0700 P04	-	27/03/2024
Site location plan	180598 DGL 01 XX DR A 1100	P3	26/03/2024
Car parking surveys	Various documents	-	11/12/2023
Proposed drainage diversion works	10060-D4S-XX-ZZ-DR-C-2200	P1	25/09/2023
Proposed drainage diversion works (sheet 2)	10060-D4S-XX-ZZ-DR-C-2010	P1	25/09/2023
Typical external details (sheet 1)	10060-D4S-XX-XX-DR-C-5000	P1	25/09/2023
Proposed drainage diversion works	10060-D4S-XX-ZZ-DR-C-2000	P2	25/09/2023
Typical drainage details	10060-D4S-XX-XX-DR-C-4000	P1	25/09/2023
Typical drainage details (sheet 3)	10060-D4S-XX-XX-DR-C-4002	P1	25/09/2023
Typical drainage details (sheet 2)	10060-D4S-XX-XX-DR-C-4001	P1	25/09/2023
Proposed drainage layout (sheet 3)	10060-D4S-XX-XX-DR-C-1020	P2	25/09/2023
Proposed manhole schedule	10060-D4S-XX-XX-DR-C-1200	P5	25/09/2023
Proposed drainage layout (sheet 2)	10060-D4S-XX-XX-DR-C-1010	P5	25/09/2023
Surface water long sections	10060-D4S-XX-XX-DR-C-1500	P2	25/09/2023
Proposed drainage layout (sheet 1)	10060-D4S-XX-XX-DR-C-1000	P5	25/09/2023
Exceedance flow plan	10060-D4S-XX-XX-DR-C-3000	P1	14/09/2023
Proposed drainage diversion	10060-D4S-XX-ZZ-SK-C-1000	P1	14/09/2023
Glazing specification	180598 DGL 01 XX DR A 600	P2	04/08/2023
Site logistics plan	180598 DGL 01 00 DR A 1170	P2	09/05/2023
Fire strategy plan	180598 DGL 01 ZZ	P2	09/05/2023

	DR A 3000		
Proposed landscaping plan	180598 DGL 01 XX DR A 1400	P3	09/05/2023
Proposed elevations	180598 DGL 01 XX DR A 2100	P4	09/05/2023
Proposed sections	180598 DGL 01 XX DR A 2300	P1	09/05/2023
Demolition plan	180598 DGL 01 XX DR A 1176	-	09/05/2023
Existing topographical survey GRP overlay	180598 DGL 01 XX DR A 1156	-	09/05/2023
Ground floor plan	180598 DGL 01 00 DR A 2001	P1	09/05/2023
Roof plan	180598 DGL 01 RF DR A 2020	P2	09/05/2023
Existing topographical survey	180598 DGL 01 XX DR A 1155	-	09/05/2023
Existing site plan	180598 DGL 01 00 DR A 1150	P1	09/05/2023
Proposed site plan	180598 DGL 01 00 DR A 1160	P4	09/05/2023
Combined phase 1 and phase 2 ground investigation	9202-001-R-01-2	2	26/10/2023
Service penetration detail	GEO104074.07b	-	26/10/2023
Pipe penetration detail	GEO104074.07a	-	26/10/2023
External corner detail	GEO104074.06b	-	26/10/2023
Internal corner detail	GEO104074.06a	-	26/10/2023
Concrete column detail	GEO104074.05	-	26/10/2023
Perimeter detail part 4	GEO104074.03d	-	26/10/2023
Perimeter detail part 3	GEO104074.03c	-	26/10/2023
Perimeter detail part 2	GEO104074.03b	-	26/10/2023
Perimeter detail part 1	GEO104074.03a	-	26/10/2023
Plinth spanning pipe detail	GEO104074.02b	-	26/10/2023
Typical plinth detail	GEO104074.02a	-	26/10/2023
Typical perimeter detail between plinths	GEO104074.01b	-	26/10/2023
Typical perimeter detail at plinths	GEO104074.01a	-	26/10/2023
Contamination strategy index	306706643_1_1	-	26/10/2023
Historic maps (contamination)	306706643_1_1	-	26/10/2023
Soil geochemistry	306706643_1_1	-	26/10/2023
Site checks (contamination)	306706643_1_1	-	26/10/2023

Site checks (contamination)	306706643_1_1		26/10/2023
Historical mapping (contamination)	306706643_1_1	-	26/10/2023
Datasheet (contamination)	306706643_1_1	-	26/10/2023
Bedrock information (contamination)	306706643_1_1	-	26/10/2023
Geology information (contamination)	306706643_1_1	-	26/10/2023
Gas monitoring summary report	9202-002-R-01-0	-	05/10/2023
Response to comments raised by KC Environmental Health	9202-003-R-01-0	-	05/10/2023
Coal Authority permit	-	-	05/10/2023
Travel plan	304130	1	14/09/2023
Transport statement	304130	1	14/09/2023
Site logistics plan 1	180598 DGL 01 00 DR A 1171	P3	04/07/2023
Development and planning letter	By Darwin Group	-	04/07/2023
Ecological Impact Assessment	CE-DH-2254-RP01-FINAL	-	16/05/2023
Design and Access statement	Dated April 2023	-	16/05/2023
Supporting statement	SA47052	-	16/05/2023
Drainage statement	10060-D4S-XX-XX-C-RP-0001	P01	16/05/2023
Flood risk assessment	9202-001-R-02-0	0	16/05/2023
Rapid Health Impact Assessment	-	-	16/05/2023
Climate change statement	-	-	16/05/2023
Environmental noise assessment	22418-1	-	16/05/2023
Archaeological desk based assessment	23/4666C	-	16/05/2023
Tree constraints survey Arboricultural Impact Assessment	CE-DH2247-RP01-Final	-	16/05/2023
Air quality impact assessment	6468r1	-	16/05/2023
Construction Environmental Management Plan	180598-DGL-MS-W-CLMP	P01	16/05/2023