

**Consultation Response from KC,
Highways Development Management**

2025/92961 Crown House, 12, Southgate, Huddersfield, HD1 1DE

Discharge of details reserved by conditions 3 (C(E)MP), 4 (CEMP: Biodiversity), 5 (Air Quality Impact Assessment), 6 (Noise Impact Assessment), 7 (external facing materials), 8 (bin store), 9 (external facing materials), 10 (BEMP), 11 (invasive species protocol), 14 (noise management plan) on previous permission 2022/93932 for change of use of crown house to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at ground floor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof garden atop the building

Date Responded: 31/12/2025

Responding Officer: CNB

Responding Ref: K5-7NE/54

This application is for the discharge of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 14 of previous permission 22/93932 for the change of use of Crown House to provide student accommodation.

These comments address the highways related points of Condition 3 only as the remaining conditions are beyond the remit of Highways.

Condition 3

Prior to the commencement of development (including ground works), a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall include details of:

- Any phasing of development and timetable of all works;
- Hours of works;
- Details of construction access arrangements;
- Construction vehicle sizes and routes;
- Numbers and times of construction vehicle movements;
- Locations of HGV waiting areas and details of their management;
- Parking for construction workers;
- Loading and unloading of plant and materials;
- Storage of plant and materials;
- Signage;
- Lighting during construction works;
- Temporary drainage arrangements, including details of the disposal of surface water from the development including methods to manage silt;
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- Street sweeping;
- Measures to control and monitor the emission of dust and dirt during construction;
- Site waste management, including details of recycling/disposing of waste resulting from construction works;
- Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;
- Artificial lighting used in connection with all construction-related activities and security of the construction site;
- Site manager and resident liaison officer contacts, including details of their remit and responsibilities;
- Engagement with local residents and occupants or their representatives; and
- Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity, to ensure the highway is not obstructed, in the interests

of highway safety, to ensure harm to biodiversity is avoided, and to accord with Policies LP21, LP24, LP30 and LP52 of the Kirklees Local Plan.

The highways comments are as follows;

- Any phasing of development and timetable of all works; - **This is shown in Section 4.3 and 4.5 and is acceptable.**
- Hours of works; - **This is shown in Section 4.3 and 4.5 and is acceptable.**
- Details of construction access arrangements; - **These are indicated on the drawing included in Annexe A of the CEMP via Leeds Old Road, and this is acceptable.**
- Construction vehicle sizes and routes; - **The routes are included in Section 4.4 and are acceptable. The vehicle types expected to access the site are included in Section 4.5 and are acceptable.**
- Numbers and times of construction vehicle movements; - **Numbers of HGV movements are included in Section 4.3 and 4.5 and are acceptable. Details of working hours and delivery access times are included in Section 4.3 and 4.5 and are acceptable.**
- Locations of HGV waiting areas and details of their management; - **This is included in Section 4.5 and is acceptable.**
- Parking for construction workers; - **This is included in Section 4.5 and also on the drawing in Appendix A and this is acceptable.**
- Loading and unloading of plant and materials; - **These are indicated within Section 4.6 and are on the drawing included in Annexe A of the CEMP via Leeds Old Road, and this is acceptable.**
- Storage of plant and materials; - **These are indicated on the drawing included in Annexe A of the CEMP via Leeds Old Road, and this is acceptable.**
- Signage;
- Lighting during construction works; - **not applicable to highways**
- Temporary drainage arrangements, including details of the disposal of surface water from the development including methods to manage silt; - **not applicable to highways**
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site; - **This is included in Section 4.8 and is acceptable.**
- Street sweeping; - **This is included in Section 4.8 and is acceptable.**
- Measures to control and monitor the emission of dust and dirt during construction; - **not applicable to highways**
- Site waste management, including details of recycling/disposing of waste resulting from construction works; - **not applicable to highways**
- Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries; - **not applicable to highways**
- Artificial lighting used in connection with all construction-related activities and security of the construction site; - **not applicable to highways**
- Site manager and resident liaison officer contacts, including details of their remit and responsibilities; - **Details provided within Section 2, acceptable**

- Engagement with local residents and occupants or their representatives; and- **not applicable to highways**
- Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period). - **not applicable to highways**

With this we consider that the information provided within the CEMP is suitable for the discharge of the highways aspects of condition 3 of previous permission 22/93932.