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:	**2025/44/93153/W**
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Discharge of details reserved by condition 14 (construction traffic access) of previous permission 2025/91147 for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities
Recommending Officer:	Nick Hirst

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.

Victor Grayson

AUTHORISED OFFICER

Date: 25/02/2026

Application: 2025/44/93153/W

Site: George Hotel, St George's Square, Huddersfield, HD1 1JA

Proposal: Discharge of details reserved by condition 14 (construction traffic access) of previous permission 2025/91147 for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities

Assessment

Condition 14 (construction traffic access)

> *14. Notwithstanding the details submitted, no development shall commence until a Schedule of the means of access to the site for construction traffic has been submitted to and approved in writing by the local planning authority. The Schedule shall include:*
>
> *a) The point of access for construction traffic;*
> *b) Details of the times of use of the access;*
> *c) The numbers and sizes of vehicles expected to access the site;*
> *d) The routing of construction traffic to and from the site;*
> *e) Construction workers' and delivery parking facilities;*
> *f) The location of materials storage and site facilities;*
> *g) The use of traffic management/banksman for large deliveries; and*
> *h) The provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway.*
>
> *All construction works and arrangements shall be carried out in accordance with the Schedule thereby approved throughout the period of the construction of the development.*
> ***Reason**: In the interests of highway safety, in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts, are devised and approved at an appropriate stage of the development process.*

The applicant has submitted the document tited George Hotel – Traffic & Travel Plan, document number OF-01-11-002 version 03, pursuant to condition 14. K.C. Highways Development Management, who requested that the condition be imposed, have reviewed the submitted details within their consultation response dated 27/11/2025. Their comments follow:

This DoC application was accompanied with a Traffic and Travel Plan covering the following points;

a) The point of access for construction traffic;

The access points into the site and the loading area are shown on the photograph included in section 2.2 - John William Street Traffic Management and are acceptable. It should be noted that the correct licencing and agreements with Kirklees as the Local Highway Authority will need to be arranged prior to the temporary closure of John William Street.

b) Details of the times of use of the access;

Details of the times of access are provided within the Traffic and Travel Plan and are acceptable. It is noted that the access to Station Road is shared with the TRU works access at Huddersfield Station and so access may be required for TRU works at times differing to the George Hotel works.

c) The numbers and sizes of vehicles expected to access the site;

The numbers and size of vehicles expected to access the site are given in the table in section 2.6 - Estimation of Delivery Vehicle Size and numbers. This also provides approximate frequency of visits and durations of each phase for each vehicle size for intensive deliveries. Due to there being no contractor parking at the site we would not expect contractor vehicles to visit the site unless they are making equipment deliveries. This is acceptable.

d) The routing of construction traffic to and from the site;

The access routes to the site is indicated on the map contained in section 2.1 - Primary Routes to the Site and this is acceptable.

e) Construction workers' and delivery parking facilities;

No contractor parking is provided on site and a list and map of public car parks is provided within the Traffic and Travel Plan. We would note that the car park on Fitzwilliam Street is currently unavailable as it is being used as the TRU compound for the works at the station. Deliveries parking is shown on the photo in section 2.3 Material Storage and Site Compounds with details that large deliveries will be taken from the GMI Delivery Zone on John William Street and smaller deliveries will be taken at the GMI rear compound. This is acceptable. Details of alternative methods of travelling to the site using public transport are also included

within the document, however we would point out that certain train routes are currently not available due to the ongoing TRU works at the station and rail replacement buses are being used.

f) The location of materials storage and site facilities;

These are indicated on the photo in section 2.3 Material Storage and Site Compounds with materials storage being within the rear compound and site facilities located on St George's Square. This is acceptable.

g) The use of traffic management/banksman for large deliveries;

This information is detailed within the Traffic and Travel Plan with large deliveries being made from the GMI Delivery Zone on John William Street. The document also contains details of use of a banksman for vehicles entering and leaving the GMI Delivery Zone. Deliveries are to be booked on the Biosite booking system to reserve delivery times at the site to avoid delivery vehicle congestion on the surrounding highway network. This is acceptable.

h) The provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway.

Details of the use and retention of wheel washing facilities and the use of heavy duty track matting to protect the surface of the highway is included in section 2.7 – Maintaining and Protecting the Highway and this is acceptable.

With this we consider that the submitted information is suitable for the discharge of condition 14 of previous permission 2025/91147.

Officers concur with the assessment above and consider the submitted details to be acceptable. It is therefore recommended that the submitted document be approved.

As the condition has an ongoing requirement it cannot be discharged in full at this time. A note of the ongoing requirement is recommended to be included in the decision notice.

Recommendation: Approve details

Report Dated: 23/02/2026

Proposed Letter Text

Condition 14 (construction traffic access)

You have submitted the document George Hotel – Traffic & Travel Plan, document number OF-01-11-002 version 03 pursuant to condition 14.

I can confirm that the submitted document is acceptable and is hereby approved.

Notwithstanding the above, be aware that condition 14 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

> *All construction works and arrangements shall be carried out in accordance with the Schedule thereby approved throughout the period of the construction of the development.*