Consultation Response from KC, Highways Development Management
2025/93154 George Hotel, St George's Square, Huddersfield, HD1 1JA
Discharge of details reserved by condition 21 (CEMP) on 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 (Listed Building and within a Conservation Area)
Date Responded: 27/11/2025 Responding Officer: CNB Responding Ref: K5-7NW/18

This is a discharge of condition application for condition 21 on previous permission 25/91147 for refurbishment and redevelopment of a hotel.

Condition 21 - Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the actions that shall be taken to minimise adverse impacts on the occupants of nearby properties by effectively controlling:

- Noise and vibration arising from all construction-related activities. This should include suitable restrictions on the hours of working on the site, including the times of deliveries.
- Dust arising from all construction-related activities, including measures to monitor and record the emissions of dust during construction.

The CEMP shall also include a communications plan, detailing the responsible person, their contact details, and how this will be communicated to local residents and the local authority.

The construction of the development shall be carried out in complete accordance with the CEMP thereby approved.
Reason: To safeguard the amenities of the occupants of nearby properties, in accordance with Policy LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to prevent or minimise amenity impacts are devised and approved at an appropriate stage of the development process.

This condition relates to the Environmental Management Plan for the demolition/construction phases of the development and as such deals essentially with environmental issues relating to noise, vibration and dust rather than direct highways issues which were addressed in Condition 14. The application was accompanied with a Construction Environmental Plan.

Section 6.22 - Traffic Management and Management of Public Rights of Way, this section deals with the access points and closures on John William Street and Railway Street, including the use of a specialist traffic management scheme and temporary traffic signals, and the liaison between the George Hotel and officers responsible for the improvements to Northumberland Street. This states that further highways details are included within the Traffic and Travel Plan that was submitted for discharge of condition 14. These are acceptable.

Section 6.23 - Travel Plan, this section deals with a proposed travel plan for contractors accessing the site. Although a specific travel plan was not requested for the construction aspect of the development, we welcome any promotion of the use of public and active travel. The details of the Travel Plan are included within the Traffic and Travel Plan that was submitted for discharge of condition 14. This was provided to give contractors alternative modes of travel to reach the site due to the lack of on-site parking for contractor's vehicles and also includes details of public parking sites around the town centre. This is acceptable. With this we consider that the information submitted, in conjunction with the information submitted for the discharge of condition 14, is suitable for the discharge of the highways aspects of condition 21 of previous permission 25/91147.