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:	**2025/44/93154/W**
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Discharge of details reserved by condition 21 (CEMP) 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: 2025/44/93154/W

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

Proposal: Discharge of details reserved by condition 21 (CEMP) 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 21 (CEMP)

> *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.*

The applicant has submitted the following documents pursuant to condition 21:

- Document titled ‘Health and Safety Operational Standard – Noise and Vibration’, document number OHS-26-OS-001 Version 004, received 24/02/2026

- Document titled ‘Construction Environmental Management Plan’, document number EMS-E-04-FM-01 Version 02, received 24/02/2026

Amended versions were received during the course of the assessment on the request of officers. Officers requested that elaboration / clarification be provided regarding the proposed working hours and the measures proposed to mitigate noise and dust.

The specific component parts of condition 21 are considered and assessed as follows:

- *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.*

Sections 4.1 and 6.1 of the CEMP confirm the following hours:

> *Site working hours are restricted to 07:30–18:00 Mon-Fri, 08:00-13:00, Saturdays. Sundays and bank holidays not permitted.*

These align with standard practice and are appropriate for the location of the development.

Section 6.18 of the CEMP specifically relates to noise and vibration. Furthermore, confirmation of adherence to BS5228 (British Standard code of practice for controlling noise and vibration on construction and open sites) is included in sections 4.3, 6.1 and 6.18.

The submitted details are considered to be acceptable.

- *Dust arising from all construction-related activities, including measures to monitor and record the emissions of dust during construction.*

Dust management details are provided within section 4.3 of the CEMP, with specific reference to Adherence to the Institute of Air Quality Management (IAQM) document “Guidance on the assessment of dust from demolition and construction” provided in sections 4.3, 6.1 and 6.4.

Beyond the specific requirements of identified within the condition, the two documents provided robust coverage of various environmental factors and detail suitable mitigation and management measures.

Accordingly, officers conclude that the submitted information is acceptable and recommend that it be approved, with a note regarding the condition’s ongoing requirements to be included in the decision notice.

Recommendation: Approve

Report Dated: 25/02/2026

Proposed Letter Text

Condition 21 (CEMP)

You have submitted the following documents pursuant to condition 21:

- Document titled 'Health and Safety Operational Standard – Noise and Vibration', document number OHS-26-OS-001 Version 004, received 24/02/2026
- Document titled 'Construction Environmental Management Plan', document number EMS-E-04-FM-01 Version 02, received 24/02/2026

I can confirm that the submitted details are acceptable and are hereby approved.

Notwithstanding the above, you are reminded of condition 21's following ongoing requirement and note:

> *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.*