

Our Ref: 05C400157

Your Ref: 2024/62/92246/W



15 December 2025

William Simcock
Planning Officer
Planning Services
Kirklees Metropolitan Council
PO Boc 1720
Huddersfield
HD1 9EL

Dear Sir/Madam,

A Section 73 application to vary the approved plans of Planning Permission 2024/62/92246/W - redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure

at 72 Northgate, Huddersfield, HD1 6AE.

Avison Young (UK) Limited has been instructed by Morgan Sindall Construction Ltd to prepare and submit the above application.

This application is seeking a variation to Condition 2 (Plans) in relation to planning permission 2024/62/92246/W (approved by Kirklees Council on 29 January 2025).

This application is submitted via the Planning Portal under reference number PP-14481597.

The proposed variations to the approved plans due to design development are as follows:

- Changes to the louvre screening around the plant machinery on the roof elevation of the building; and
- Addition of retaining walls to plans.

The retaining walls have always formed part of the development however they were originally omitted from the plans. This application aims to regularise this and add them to the approved plans list. In addition to this, the originally proposed louvre screening was acoustic panelling to reduce any noise output from the plant machinery on the roof. However following an acoustic assessment, it has been decided that the machinery puts out noise below the threshold for which this would be a requirement therefore this application also proposes to change the type of screening.

The following approved plans and documents listed in Condition 2 have been updated to reflect these changes as follows:

Plan Title	Existing Reference	Updated Reference
General Arrangement Elevations	6BKD2 BBA 32 ZZ D A 3001 P07	6BKD2 BBA 32 ZZ D A 3001 C08
Proposed Fencing Layout	N/A	6BKD2 BBA 30 ZZ D L 1006 C07

The Section 73 (s73) amendment application includes a variation of Condition 2, which relates specifically to the approved plans.

The previous approved application referenced 2024/62/92246/W was subject to several conditions which required details to be submitted and agreed by the Council before commencement of development. A number of these conditions have already been successfully agreed and approved by the LPA and therefore new wording is proposed for those conditions to be incorporated into the new S73 decision notice that acknowledges that these conditions are now compliance in nature. This streamlines the development process by avoiding the need for re-discharging some conditions and noncompliance for sections of the development like demolition that have already commenced. The new wording for these conditions is proposed below.

Condition	Original wording	Proposed amended wording
3	Details and specifications of all external materials shall be submitted to and approved in writing by the Local Planning Authority before work on the superstructure of the new building commences and the development shall be implemented using the approved materials. Samples of the facing bricks to be used on the new building shall be presented or left on site for inspection by officers of the Local Planning Authority prior to superstructure works commencing.	External materials used for the development will be in accordance with the approved materials within application 2025/90924 including General Arrangement Elevations (ref. 6BKD2-BBA-32-ZZ-D-A-3001 rev. 9) which was agreed in writing by the Local Authority on 7 July 2025.
6	A set of elevational drawings showing the detailed design of the bin store and substation, including specifications of materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority before the erection of these two structures commences and the bin store and substation shall be erected in accordance with the approved details.	External materials used for the development will be in accordance with the approved materials within application 2025/90924, including Substation Plans and Elevations (ref. 6BKD2-BBA-34-ZZ-D-A-7810) which was agreed on 7 July 2025.
7	No building or other obstruction including landscape features shall be located over or within 3m either side of the centre line of	The development will be carried out in accordance with the submitted and agreed plans approved in

	<p>the public sewer (i.e. a protected strip width of 6m), that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.</p>	<p>writing by the Local Authority on 15 May 2025 within application ref. 2025/9092. These are as follows;</p> <ul style="list-style-type: none"> - 6BKD2-BWB-OS-XX-D-C-0500 P07 - 6BKD2-BWB-OS-XX-D-C-0500 P03
9	<p>Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.</p>	<p>The development will be carried out in accordance with the submitted and agreed documents and plans approved in writing by the Local Authority on 30 May 2025 within application ref. 2025/90295. These are as follows:</p> <ul style="list-style-type: none"> - 6BKD2-BWB-OS-XX-D-C-0500 C01 - 6BKD2-BWB-10-XX-T-C-0001 P01
10	<p>The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall</p>	<p>The development will be carried out in accordance with the submitted and agreed plan (ref. 6BKD2-BWB-OS-XX-D-C-0570 P01) as agreed in writing by the Local Authority on 30 ay 2025 under application ref. 2025/90295. To ensure ongoing compliance, no part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme</p>

	be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.	have been completed and such approved scheme shall be retained thereafter.
11	<p>Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:</p> <p>(i) phasing of the development and phasing of temporary drainage provision.</p> <p>(ii) include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.</p> <p>(iii) the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100%.</p> <p>The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.</p>	<p>The development will be carried out in accordance with the submitted and agreed plan (ref. 6BKD2 Temporary Drainage Plan) as agreed in writing by the Local Authority on 30 ay 2025 under application ref. 2025/90295. To ensure ongoing compliance, the temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.</p>
14	<p>No groundworks (except those required for a site investigation report) shall commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.</p>	<p>The development will be carried out in accordance with the submitted and agreed documents and plans approved in writing by the Local Authority on 3 June 2025 within application ref. 2025/90923. These are as follows:</p> <ul style="list-style-type: none"> - WYP-BWB-RP-LE-0001_GIR - HDS-BWB-XX-XX-G-DR-0002-S1 P03

15	Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (13) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.	The development will be carried out in accordance with the submitted and agreed documents and plans approved in writing by the Local Authority on 3 June 2025 within application ref. 2025/90923. These are as follows: <ul style="list-style-type: none"> - WYP-BWB-RP-LE-0001_GIR - HDS-BWB-XX-XX-G-DR-0002-S1 P03
19	Before development (other than demolition or site clearance) commences, details of any proposed air-source heat pump or solar array to be installed as part of the development, or alternatively reasons why these are not deemed to be appropriate or practical for the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved microgeneration measures, if applicable, and the further carbon reduction measures set out in Part 3, Q1, of the submitted Climate Change Statement, shall be implemented before any part of the development is first brought into use and thereafter retained as such.	The development will be carried out in accordance with the submitted and agreed documents and plans approved in writing by the Local Authority on 30 May 2025 within application ref. 2025/90957. These are as follows: <ul style="list-style-type: none"> - 6BKD2-CPW-74-R1-D-ME-7401 P04 - 6BKD2-CPW-74-R1-D-ME-7401 P04 - 6BKD2-CPW-74-R1-D-ME-7401 P05 - E10A Photovoltaic System Details <p>To ensure compliance with the condition, the approved microgeneration measures, if applicable, and the further carbon reduction measures set out in Part 3, Q1, of the submitted Climate Change Statement, shall be implemented before any part of the development is first brought into use and thereafter retained as such.</p>
23	Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:	The development will be carried out in accordance with the submitted and agreed documents and plans approved in writing by the Local Authority on 8 April 2025 within application ref. 2025/90322. These are as follows: <ul style="list-style-type: none"> - Environmental Management Plan – PEP Part 3

	<ul style="list-style-type: none"> • Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries. • Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction. • Artificial lighting used in connection with all construction related activities and security of the construction site. • A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included. <p>The agreed plan shall be adhered to throughout the construction of the development.</p>	<ul style="list-style-type: none"> - Hours of work agreed on 24 March 2025 - 6BKD2 Temporary Drainage Plan
24	<p>Prior to commencement of the development (including ground works), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include, as a minimum, details of:</p> <ul style="list-style-type: none"> • Hours of works; • Details of construction access arrangements; • Construction vehicle sizes and routes (with swept path analysis testing if necessary); • Numbers and times of construction vehicle movements; • Locations of HGV waiting areas and details of their management; • Details of parking for construction workers (including vans); • Loading and unloading of plant and materials; • Storage of plant and materials; • Signage; 	<p>The development shall be carried out strictly in accordance with the CMP 6BKD2 by Morgan Sindall, as approved in writing by the Local Authority on 8 April 2025 within application ref. 2025/90322, throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p>

	<ul style="list-style-type: none"> • 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 arrangements; and • Site manager and liaison officer contact details, including details of their remit and responsibilities. <p>The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p>	
25	<p>Prior to commencement of the development (including ground works), a survey of the existing condition of the highway (the extent of highway to be surveyed to be agreed with the Local Planning Authority in advance) shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include all highway features, including carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signage and road markings.</p> <p>Upon completion of the development hereby approved a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works and timescale for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out in accordance with the agreed timescales. Should any highways defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these highway defects shall</p>	<p>Upon completion of the development hereby approved a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works and timescale for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out in accordance with the agreed timescales. Should any highways defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these highway defects shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</p>



	also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.	
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If you require any further information please do not hesitate to contact me or my colleague Jamie Wallace

Yours sincerely

**Rosie Bircumshaw
Planner**

For and on behalf of Avison Young (UK) Limited