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:	2026/44/90146/W
Site Address:	72, Northgate, Huddersfield, HD1 6AE
Description:	Discharge of details reserved by condition 12 (Air Quality Impact Assessment) on previous permission 2024/92246 for 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
Recommending Officer:	William Simcock

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.

Nick Hirst

AUTHORISED OFFICER

Date: 30-Mar-2026

Application: 2026/90146

Site: 72, Northgate, Huddersfield, HD1 6AE

Proposal: Discharge of details reserved by condition 12 (Air Quality Impact Assessment) on previous permission 2024/92246 for 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.

Assessment

Condition 12 (Air Quality Impact Assessment)

> *12. Before any part of the development is brought into use a full Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall:*
>
> - *determine the impact that the development will have on air quality (taking into consideration any cumulative impact from other local developments); and*
>
> - *include a calculation of the monetary damages from the development and a fully costed mitigation plan detailing the proposed low emission mitigation measures. The monetary value of the damages should be reflected in money spent on the low emission mitigation measures.*
>
> *The approved low emission mitigation measures shall be implemented within 3 months of any part of the development becoming operational & retained thereafter.*
> ***Reason**: In the interests of promoting sustainable development and transport and conserving the natural environment in accordance with Parts 2, 9 and 15 of the National Planning Policy Framework and LP20, LP24, LP47 of the Local Plan.*

A report entitled Air Quality Assessment (AQA), reference 445798-01 (01), by RSK, has been submitted.

Pages 17-24 of the AQA assess the potential impacts both during the construction phase and occupation phase. It concludes that the only significant impact during the construction phase would be dust emissions.

Section 6.1 sets out proposed dust mitigation measures. It recommends that a dust management plan (DMP) should be secured, which may be as part of a Construction Environmental Management Plan (CEMP). Officers note that dust control measures are already effectively controlled by the Construction Environmental Management Plan approved under application 2025/90322 for discharge of condition 23. No additional measures to safeguard air quality

during the construction phase are deemed to be necessary, pursuant to condition 12.

The AQA predicts that the operational phase of the proposed development will have a negligible impact on local air quality and that future users of the proposed development are not expected to be exposed to poor air quality. It proposes that best practice measures could be used to further minimise operational phase impacts, such as the installation of electric vehicle (EV) charging points.

Table 2.1 calculates the damage cost value in the first five years of operation as £6725. Table 3-1 labels the mitigation type proposed by this development, the value of the mitigation and the calculated damage cost. It calculates that the delivery of EV charging facilities and cabling would be £23,750, which would be significantly greater than that of the calculated damage cost. The installation of EV charging points is already secured by condition 18 on the original approval. Details have been approved under discharge of condition application 2025/92984.

KC Environmental Health (comments dated 03/02/26) have viewed the submitted details and consider the Air Quality Assessment to be satisfactory. It is recommended that the submitted Air Quality Assessment is approved.

Notwithstanding the above, the condition has an ongoing requirement which prevents full discharge currently. A note of the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve details

Report Dated: 27/03/2026

Proposed Letter Text

Condition 12 (Air Quality Impact Assessment)

You have submitted a report entitled Air Quality Assessment (AQA), reference 445798-01 (01), by RSK.

The submitted details are considered acceptable for the purposes of condition 12 and are hereby approved.

Notwithstanding the above, you are reminded that condition 12 has the following ongoing requirements which must be adhered to, to ensure continued compliance with the condition:

> *The approved low emission mitigation measures shall be implemented[1] within 3 months of any part of the development becoming operational & retained thereafter.*

The proposed mitigation measures in the Air Quality Assessment that apply during the construction phase must be implemented throughout the construction phase. The provision of electric vehicle charging points (recommended in the Air Quality Assessment as mitigation during the occupation phase) is controlled by condition 18 and shall be implemented in accordance with the details subsequently approved under discharge of condition application 2025/92984.