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Application for Approval of Details Reserved by Condition Form (Discharge of Condition)

Description of Application	Discharge of details reserved by conditions 11 (details of suitable storage, bin presentation points and access for collection of wastes), 15 (Biodiversity Enhancement and Management Plan (BEMP)), 22 (Phase II Intrusive Site Investigation Report).
Site Address:	HUDDERSFIELD BUS STATION, UPPERHEAD ROW, HUDDERSFIELD, HD1 2JN
Description of Development:	REFURBISHMENT COMPRISING (PHASE 1): FACADE IMPROVEMENTS INCLUDING HENRY STREET ENTRANCE; REPLACEMENT SHOP FRONTS; ALTERATIONS TO EXTERNAL BUS APRON; EXTENSION AND ALTERATIONS TO EXISTING BARRIER WITHIN THE BUS ALIGHTING LANE ADJACENT TO HENRY STREET; (PHASE 2): NEW ENTRANCE CANOPY; PUBLIC REALM IMPROVEMENTS; CYCLE HUB; FACADE IMPROVEMENTS INCLUDING REPLACEMENT SHOP FRONTS
Application Number:	2025/70/91604/W (2024/48/92302/W)

Condition:	11. Prior to development commencing on phase two, as shown on plan 202335-SGPZZ-ZZ-DR-A-131105 Rev P01 Combined Phasing, details of suitable storage, bin presentation points and access for collection of wastes, including swept path analysis for a suitably sized refuse wagon, from the premises hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timeframe for implementation. Thereafter the approved details shall be implemented in accordance with the approved details and shall be so retained thereafter.
Reason for Condition:	Reason: In the interests of amenity and highway safety and to meet the requirements set out in the Local Plan Policy LP24 part d(vi). This pre-commencement condition is necessary to ensure adequate plans are in place for the safe collection of waste from the site.
Details:	The design and location of the proposed bin store have been discussed and approved by both KMC Landlord and Waste Services. The procurement of the bin store and its installation will form part of the contract to build the canopy currently being tendered (Note. Contract award ~ March 2026). The bin store will be available and accessible upon Practical Completion of this contract, the date of which is currently estimated as to be March 2027.
Supporting Documentation:	202335-SGP-ZZ-ZZ-DR-A-131306_Bin Store Design-P04

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<p>Condition:</p>	<p>15. Prior to development commencing on phase two, as shown on plan 202335-SGPZZ-ZZ-DR-A-131105 Rev P01 Combined Phasing, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 0.25 habitat units and 0.08 hedgerow units are to be achieved post-development, along with the enhancement measures for bats, birds and hedgehogs that are to be incorporated into the proposals, and include details of the following:</p> <ul style="list-style-type: none"> a. Description and evaluation of features to be managed and enhanced; b. details of the provision of a minimum of two bat boxes and one bird box, including the types proposed and their intended location (including height). c. Extent and location/area of proposed enhancement works on appropriate scale maps and plans; d. Ecological trends and constraints on site that might influence management; e. Aims and Objectives of management; 2 f. Appropriate management Actions for achieving Aims and Objectives; g. An annual work programme (to cover an initial 5 year period capable of being rolled forward over a period of 30 years); h. Details of the management body or organisation responsible for implementation of the BEMP; i. Ongoing monitoring programme and remedial measures; and j. The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years <p>The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery.</p> <p>The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP. The approved BEMP will be implemented in accordance with the approved details.</p>
<p>Reason for Condition:</p>	<p>Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with PolicyLP30 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process.</p>
<p>Details:</p>	<p>See attached documents detailed below.</p>
<p>Supporting Documentation:</p>	<ol style="list-style-type: none"> 1. 26164 HBS Phase 2 BEMP-V1.0-Biodiversity Enhancement Management Plan 2. 26164 HBS Phase 2 BNGA (Design Stage) SBM-V1.0-Biodiversity Net Gain Assessment (Design Stage) Statutory Biodiversity Metric 3. 26164 HBS Phase 2 BNGA (Design Stage)-V1.0-Biodiversity Net Gain Assessment (Design Stage)

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Condition:	22. Groundworks as approved for phase two as shown on plan 202335-SGP-ZZ-ZZ-DRA-131105 Rev P01 Combined Phasing (other than those required for a site investigation report) shall not commence until a supplementary Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.
Reason for Condition:	Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that a site investigation report identifying any potential risks to the development of future users is completed prior to work commencing on site.
Details:	See attached documents detailed below.
Supporting Documentation:	<ol style="list-style-type: none">1. C5244 - Factual Report - Huddersfield Bus Station (updated)---Phase II Intrusive Site Investigation Report2. HBS-BWB-XX-XX-T-G-0002_GDR_P01 (COMPLETE)---Phase II Intrusive Site Investigation Report3. HBSC-BWB-XX-XX-T-G-0001-Ph2---Phase II Intrusive Site Investigation Report