

Huddersfield Market Regeneration Project

HMH-GSA-XX-XX-T-A-1021

28-05-2026

Approval of details reserved by a condition (discharge) - Statement

Regeneration of Huddersfield Market and surrounding
public realm

Revision History

Rev	Date	Comments	WTN	CHK
P01	28/05/26	S4 – For Approval	CS	NM

Application Details:

App Nr : 2025/48/93197/W

Site : ADJ, Huddersfield Open Market, Brook Street, Huddersfield, HD1 1RY

Decision Date : 29/04/2026

Proposal : Erection of free standing single storey structure to be used as a temporary indoor market (sui generis) with associated facilities, office cabins, waste compound, parking spaces and works (within a conservation area)

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Introduction

The following statement has been prepared to summarise the necessary information requested and responses in order to satisfy the pre-occupation conditions 06 and 07

Condition 06

Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing

- (i) the location, design and materials of all bin storage areas/enclosures and recycling storage areas for the development; and**
- (ii) bin presentations points for collection of wastes has been submitted to and approved inwriting by the Local Planning Authority.**

The development shall not be brought into use until the works required by parts (i) and (ii) of this condition have been completed and provided and which shall thereafter be retained.

Applicant Response:

i) See document HMH-GSA-TM-XX-T-A-1020 that has been provided as part of this discharge of conditions application. The bin store enclosure is to be constructed from freestanding Heras fencing which is made from galvanised steel. This type of fencing is readily available to the contractor from various suppliers. The below description provides the specification for this fencing.

A lightweight fencing solution has been proposed in this instance due to the temporary nature of the market structure. This is to avoid the installation of abortive ground works in the area which would have a life span limited to that of the main hall construction works. The fencing provides a clear delineated and gated enclosure for the bins, which is an enhancement to current practices where the current storage area is occupied mainly by the cardboard compactor.

- Description: Free Standing Anti Climb Wire Mesh Panel Fencing (Heras Fence)
- Panel Height: 2.0m
- Provide gated access to waste compound.
- Materials: 1.2mm tubular galvanised steel frame
- Treatment: Galvanised steel with Anti-climb mesh infill 250mm x 50.8mm
- Finish: Galvanised to BS EN 10244-2 standard
- Method of setting posts: Weighted Rubber freestanding footings
- Accessories: Connectors

ii) The bin presentation area is directly in front of the waste compound. See HMH-GSA-TM-XX-T-A-1020 which shows the area highlighted.

Condition 07

The development hereby approved shall not commence until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which sets out all measures to minimise the risk of crime and meet the specific security needs of the application site and the development. The submitted scheme shall include details of the following measures:

d) Bicycle Stand design and certification rating

e) Provision of a video surveillance and/or Closed Circuit (CCTV) system

f) Provision of intruder alarms which meet the requirements of BS EN 50131 (Intrusion and hold-up systems) and EN 50136 (Alarm transmission systems and equipment).

g) Hostile Vehicle Mitigation

h) Access control measures

i) Door and glazing standards and certification rating

Measures d, e, f, g, h and I shall be installed and completed before the development is first occupied and retained thereafter.

Applicant Response:

d) No bike stands are proposed as part of the temporary market structure application.

e) No additional CCTV is proposed. The existing network is to be utilised, which is understood to provide coverage on the area of land in front of Tesco Car Park.

f) Kirklees as applicant does not require intruder alarm system to the temporary market, on the basis that no products will be left within the structure during non-opening hours.

g) As part of the wider redevelopment proposals for Huddersfield Market a Threat Vulnerability and Risk Assessment (TVRA) was commissioned by Kirklees Council by Thornton Tomasetti (TT), who are listed on the Register of Security Engineers and Specialists (RSES).

The report assessed the threats, vulnerabilities and risks from a Vehicle as a Weapon (VAW) and a Vehicle Borne Improvised Explosive Device (VBIED) for the design for the redevelopment of Huddersfield Open Market Hall. The report is titled '25014363- Huddersfield Open Market Hall Redevelopment Vehicle Threat Assessment' and dated April 2025. The report also includes a Vehicle Dynamic Assessment (VDA). The provisions for Hostile Vehicle Mitigation (HVM) are described and assessed in this report, which as reviewed by the local Counter Terrorism and Security Advisor (CTSA) and Designing Out Crime Officer (DOCO) prior to submission. The addendum specifically focusses on measures relating to the temporary market.

The report highlighted areas of vulnerability which were then mitigated through the provision of pre-cast concrete blocks. The blocks were specified due to the limited duration of operation of the temporary market and below ground service constraints.

Concrete Blocks Description

Impact rated concrete blocks typically 1.5m long by 0.9m wide, and certified to one of PAS 68, IWA-14 or ISO 22343 to stop vehicles traveling at speed. Pedestrian permeability is maintained by provision of 1.2m air-gaps between blocks along pedestrian routes. There are also existing bollards on site, which will remain and careful alignment is required of the blocks with the bollards to allow for pedestrian movement. The positioning of the blocks prevents unauthorised access to the temporary market trading area from Brook Street and Lord Street, whilst allowing traffic to still pass along Brook Street, which is essential for site traffic during the works.

Specified block: Townscape Products Ltd - Townscape PAS 68 Counter Terror Block Seat - 30 mph test – single block: V/7500/N2/48/90/6.6/0.0.

Summary Conclusion on Vehicle-Borne Threat Methodologies for Huddersfield Temporary Market

Full details can be found within the report, which will be submitted separately due to Security Restrictions. An evaluation of the risk scoring table for Huddersfield Temporary Market indicates that the threat from vehicle borne attack methodologies varies across different locations, with Brook Street and Lord Street demonstrating the highest risk potential in multiple threat scenarios. Brook Street and Lord Street score medium in all cases bar deception, insider, duress and tamper. This is because they have vehicular access combined with a reasonably long and straight approach to the location.

h) Access Control Measures are as follows;

Temp market

The temporary market has large roller shutter doors that will be opened and closed by the market operation team (not to be operated by public or traders). A data sheet for these shutters is provided with this application. It is controlled with a steel haul chain control and the operation is a counter balanced torsion spring assisted with anti fall back safety brake.

There are also single and double swing doors which will be manually push and pull with handle and mortice lock. These doors are easy to use with vision panels. Similarly the doors on the public WCs and Market office will operate in the same way, but without vision panels for privacy.

i) Due to the temporary nature of the cabin and the market structure, the doors are fitted with secure locks, but do not have a specific security rating. The cabins are provided by Portakabin and Algeco, which are market leaders for temporary structures of this type which are regularly used for this purpose.

A specification for the cabins can be found here: HMH-GSA-XX-XX-T-A-0005

A specification for the Temporary Market Structure can be found here: HMH-GSA-TM-XX-T-A-1700