

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:	2026/44/91594/W
Site Address:	Crown House, 12, Southgate, Huddersfield, HD1 1DE
Description:	Discharge of details reserved by condition 3 (C(E)MP) on previous permission 2022/93932 for change of use of Crown House to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including open plan lounge, coffee bar and gym at ground floor, laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including installation of new cladding and fenestration to elevations with new roof garden atop the building
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Split Decision

I hereby authorise the split decision 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: 12-Jun-2026

Officer report

Application: 2026/91594

Site: Crown House, 12, Southgate, Huddersfield, HD1 1DE

Proposal: Discharge of details reserved by condition 3 (C(E)MP) on previous permission 2022/93932 for change of use of Crown House to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including open plan lounge, coffee bar and gym at ground floor, laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including installation of new cladding and fenestration to elevations with new roof garden atop the building

Condition 3: CEMP

3. Prior to the commencement of development (including ground works), a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall include details of:

- Any phasing of development and timetable of all works;*
- Hours of works;*
- Details of construction access arrangements;*
- Construction vehicle sizes and routes;*
- Numbers and times of construction vehicle movements;*
- Locations of HGV waiting areas and details of their management;*
- Parking for construction workers;*
- Loading and unloading of plant and materials;*
- Storage of plant and materials;*
- Signage;*
- Lighting during construction works;*
- Temporary drainage arrangements, including details of the disposal of surface water from the development including methods to manage silt;*
- 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;*
- Measures to control and monitor the emission of dust and dirt during construction;*
- Site waste management, including details of recycling/disposing of waste resulting from construction works;*
- Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;*
- Artificial lighting used in connection with all construction-related activities and security of the construction site;*
- Site manager and resident liaison officer contacts, including details of their remit and responsibilities;*

- *Engagement with local residents and occupants or their representatives; and*
- *Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).*

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: *In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, to ensure harm to biodiversity is avoided, and to accord with Policies LP21, LP24, LP30 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity and biodiversity impacts are devised and agreed at an appropriate stage of the development process.*

In support of Condition 3 the following documents have been submitted:

- Construction Environmental Management Plan (ref: 25_ 505 CEMP Issue 4)
- Appendix A

Assessment

NOTE: The applicant has identified two phases to the development, as set out in paragraph 3.2 of the submitted CEMP. This states:

The initial phase of the development will comprise internal works only, including site establishment, internal strip-out, preparation works and associated internal construction activities. During this initial phase, the Principal Contractor will utilise the available site area and existing building floorspace for welfare, storage, materials management and contractor operations. No reliance on third-party land is required for the commencement or management of these initial internal works.

External works, including any façade, cladding, scaffolding or external access requirements, will be undertaken as a later phase of the development. Prior to commencement of those external works, the Principal Contractor will confirm the final external compound, access, scaffold, welfare, storage and laydown arrangements. Where any third-party land is proposed to be used, this will be subject to agreement with the relevant landowner. If such agreement is not obtained, alternative arrangements will be confirmed before the external phase commences.

The above splitting the site into two phases follows concerns raised by officers. Certain works and aspects of the CEMP, as originally submitted, are predicated on having access to third party land. However, permission of this could not be evidenced and therefore officers objected to their inclusion as having no (based

on the evidence before officers) reasonable prospect of being achievable. To address this, the development has been split into the above phases, with phase 1 being achievable using the land within the applicant's control.

The CEMP submitted has been considered specifically in relation to the initial phase I internal works only, which include site establishment, internal strip-out, preparation works and associated internal construction activities, although comments on phase 2 are provided, where relevant. A revised CEMP would be required for the external works.

The component parts of the condition are considered as follows:

Any phasing of development and timetable of all works

Paragraph 3.2 sets out the Anticipated Construction Programme which includes an 18 month build programme. Phase I which includes the demolition (soft strip) and site set up includes weeks 1-20 and phase 2 the envelope and fit out includes weeks 31-60.

Hours of works

Site working hours are 07:30 to 16:30, Monday to Friday. No construction vehicle deliveries or collections will be permitted outside these hours.

Details of construction access arrangements

The sole designated access point for all construction vehicles including HGV's will be from Old Leeds Road. Primary routes in and out of the application site have also been proposed within Appendix A.

Construction vehicle sizes and routes

Appendix A sets out the vehicle types and dimensions which include Artic Lorries, Rigid Lorries, Tipper Trucks, Concrete Mixers and Service Vehicles. Recommended routes into the site have been set out within paragraph 2.2.2 of Appendix A.

Numbers and times of construction vehicle movements

The document sets out the construction vehicle movements, which include the number of trips and the times they would be undertaken for both Phase 1 and 2. Specific details can be found within Appendix A (2.3).

Locations of HGV waiting areas and details of their management

Given the nature of the site, there would be no on site waiting areas for HGV's. As such, the deliveries would be strictly timed, with a specific off site holding area proposed along Old Leeds Road. All drivers will be provided with the site managers number and must call 30 mins prior to their arrival. Lastly, the site

will operate with a banksman to ensure site safety. All of this is set out within section 2.4 of appendix A.

Parking for construction workers

Section 4.5 sets out site parking. For the initial phase, which is being considered as part of this application, this would be within the existing basement within Crown House.

As the project progresses and the basement is required for storage or subsequent works, alternative arrangements will be implemented. The University area adjacent to the site has been identified as a potential location for temporary construction parking, subject to agreement with the landowner. Should agreement not be obtained, the Principal Contractor will implement alternative parking arrangements either within the site boundary or at a suitable off-site location prior to commencement of the relevant phase of works. However, this would need to be confirmed as part of a future discharge of condition application.

Loading and unloading of plant and materials

All loading and unloading will take place within the site compound, accessed from the hammerhead on Old Leeds Road. Further details are set out within Section 4.0 of Appendix A.

Storage of plant and materials

For the initial works, any storage and welfare facilities would be accommodated within the basement and available site area. The final location of welfare facilities, storage areas, laydown space and any temporary compound facilities would be determined by the Principal Contractor prior to commencement of the external works. This would need to be assessed as part of a subsequent application, once the arrangement has been confirmed.

Signage

Section 4 of the report sets out the construction activities proposed for the site including signage. Signage shall be displayed at the main entrance and key access points, clearly setting out the project, principle contractor, site management, emergency contact (24 hrs) and restricted access. The signage would be reflective, weather-resistant, and legible at a minimum distance of 10 metres. All the signage would be in accordance with the relevant regulations, acts etc.

Lighting used in connection with all construction-related activities and security of the construction site

Paragraph 4.15 sets out the lighting requirements for the site. This includes some works having to be taken place during periods of the year where natural daylight is limited.

Temporary site lighting maybe required for specific activities to ensure safe working conditions but will be carried out within the limits of the permissible working hours.

Due to the nature of the works and surrounding residential properties no perimeter lighting will be provided; the lighting will be provided by existing streetlights. Temporary lighting will be required within the compound and will be managed via timers to minimise the effect on surrounding residents. Task lighting will be used on a need-by-need basis in the form of fluorescent strip lighting, this lighting will be switched off during non-working hours.

Temporary drainage arrangements, including details of the disposal of surface water from the development including methods to manage silt

As set out in section 5.0 temporary drainage would be installed to manage surface water run-off during construction. The primary method for disposing the surface water would be via the existing manhole located at the corner of the site boundary adjacent to Old Leeds Road.

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

Paragraph 4.8 sets out that the contractor will aim to clean down the site traffic vehicles as they leave. If necessary, site wheels will be cleaned off using a high pressure hose.

Street sweeping

Paragraph 4.8 sets out that at regular intervals the road will be mechanically swept by a subcontracted street sweeper. This will be monitored by the site manager who will action cleaning down operations if deemed necessary. An order will be placed with the road sweeping contractor which the site manager will call in as necessary.

Measures to control and monitor the emission of dust and dirt during construction

Section 4.11 sets out dust control measures at the site.

Stockpiles of dusty materials shall be minimised and shall as far as possible be contained within silos or other appropriate arrangements. Soil stockpiles shall be profiled to minimise wind whipping and shall if left for any length of time be seeded or covered.

The cutting of paving slabs, bricks, blocks and tiles shall only be undertaken with a wet saw or other suitable methods to minimise dust.

The access road into and out of the site will be monitored for excessive dust build-up. Should surface dust build up the road will be swept when necessary.

During dry periods dust suppression will be used on site to reduce possible nuisance dust. Several methods will be used including hose pipes to damp down works areas, dust suppression equipment on disc cutters etc, bowsters to damp down traffic routes.

Site waste management, including details of recycling/disposing of waste resulting from construction works

Paragraph 4.9 sets out the waste management procedure. This includes all waste streams being segregated where possible on site before being removed by a licensed carrier. Any mixed waste will be processed at a licenced transfer station to segregate and assist with recycling/reusing waste to avoid land fill. Furthermore, clearly labelled signage would be displayed at the waste storage and segregation area.

Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries

Noise and acoustic considerations has been set out within paragraph 4.12. Paragraph 4.14 sets out that should piling of foundations be required, noise and vibration effects will be minimised as far as reasonably practicable. Piling works will be carried out between the hours of 9.00am – 4.00pm only and regular reviews of noise and vibration will be carried out during the works to ensure where possible that noise and vibration effects during these works are minimised.

Site manager and resident liaison officer contacts, including details of their remit and responsibilities

Chapter 2 sets out the project team for the construction and their roles and responsibilities. Specific details for the site manager and resident liaison officer have been provided in the document, and their details would be available on the construction signage.

Engagement with local residents and occupants or their representatives

A Resident Liaison Officer (RLO) has been identified within page 10 of the CEMP, with their contact details provided. Their role is to communicate planned works, manage complaints, and provide timely information to residents, neighbouring businesses, and stakeholders. All enquiries, comments, or complaints from residents or stakeholders shall be logged in a Community Engagement Register, reviewed weekly by the Site Manager, and appropriate remedial actions recorded. The RLO will ensure that all feedback is addressed promptly and communicated to the affected party.

Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period)

Paragraph 1.2 of the CEMP sets out that “to the Eastern boundary there are/will be other independent construction projects running potentially concurrently. Site Manager to liaise with any developers of nearby sites to agree any additional measures required in relation to any potential cumulative impacts”.

Summary

Officers consider the information submitted to be acceptable for Phase 1, the **initial works only which include the site establishment, internal strip-out, preparation works and associated internal construction activities.**

However, further details are required as the development progresses to Phase 2, the external works, once the basement is no longer large enough to accommodate all construction activities. This would require a review on parking for constructions workers and the external storage of plant, materials and welfare facilities, for example. Should such works require the use of third party land, permission should be evidenced.

As such, condition 3 cannot be fully discharged at this time, and must remain. However, it is considered appropriate to issue a part discharge pursuant to phase 1, only.

Recommendation: Issue split decision (partial approval of condition 3)

Report Dated: 12/06/2026

Recommended Decision Notice Text

Condition 3: CEMP

Pursuant to condition 3, you have submitted:

- Construction Environmental Management Plan (ref: 25_ 505 CEMP Issue 4)
- Appendix A

Section 3.2 of the submitted CEMP splits the development into two phases. This decision relates to the phase 1 works only, which are defined as site establishment, internal strip-out, preparation works and associated internal construction activities.

I can confirm that the submitted documents are acceptable and are hereby approved, in so far as they relate to phase 1 only.

You are reminded that condition 3 has the following ongoing requirement, which must be adhered to, to ensure continues compliance with condition 3:

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

For the avoidance of doubt, in so far as it relates to condition 3, development consisting of works defined in phase 1 may commence.

Notwithstanding the above, prior to any works that fall within phase 2 commencing, a full CEMP for Phase 2 will be required to be submitted and approved. Phase 2 is defined as external works, including any façade, cladding, scaffolding or external access requirements. As such, condition 3 cannot be fully discharged at this time, and must remain.

For the avoidance of doubt, a fresh Discharge of Condition application will be required to allow further consideration of this condition and phase 2.