

Huddersfield Market Regeneration Project

HMH-GSA-XX-XX-T-A-1025

23-06-2026

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	23/06/26	S4 – For Approval	CS	NM

App Nr: 2025/48/92443/W

Site: Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY

Decision Date: 29-Apr-26

Proposal: External works to market building and wider site including alteration and demolition of modern additions to the market building, new glazed screens, new WC and welfare facilities, provision of services and lighting including associated works, remodelling to the stone annexe, alterations to catering facilities, and self-contained commercial units, works to floor surfaces of market building. Use of market building for a mix of uses (sui generis) including retail, hot food takeaway, drinking establishment, restaurant / café uses, market office, public welfare facilities, storage facilities as well as provision of areas that provide a mix of fixed and flexible indoor and outdoor market stalls, creation of areas for open market, siting of associated structures, installation of new fixed market stalls. Demolition of external bin store and creation of waste compound area, storage compounds, vehicular parking, remodelling and surfacing of areas of hardstanding, street furniture, car park layout, installation of parcel lockers, landscaping and associated works (listed building within a conservation area).

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Introduction

This application seeks discharge of four pre-commencement planning conditions:

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

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:

a-Fencing to prohibit casual access during the construction phase of the development

b-Lighting during the construction phase of the development

c-Measures to be undertaken to minimise risk of crime during the construction phase of the development

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

The approved scheme shall be implemented during the construction phase in relation to measures a, b and c and retained for the duration of the construction phase of the development. Measures d, e, f, g, h and i shall be installed and completed before the development is first occupied and retained thereafter.

Applicant Response:

a)-c) Details relating to these sections is provided within the '**Construction Environment Management Plan- Incorporating Noise Management**' Dated 06/06/26 Rev D.

d) New Sheffield type bike stands are to be provided. Their location can be identified on the proposed public realm plan (Reference: **HMH-GSA-PR-00-D-A-5110 Public Realm Proposed Plan-P08**). There are 4no. proposed and are located directly in front of the Market Hall at the corner between Byram Street and Brook Street.

Product data can be found in document '**Bike Stand Specification Sheet**'. Carbon steel cycle stands have been proposed.

- Description: Sheffield Cycle Stand (BXMW/GS/Sheffield-Stand) - a tubular cycle stand recommended by the national cycling associations, allowing bikes to be secured in a variety of ways.
- Height: 800mm (standard unit; width 715mm, tube diameter 48.3mm)
- Materials: Mild steel framework
- Finish: Galvanised and PPC coated Black

e) and f) New CCTV provision is proposed internally to the Market Hall and Externally in the Public Realm. This is detailed in MEP layouts and specification documents including;

- HMH-KAI-MH-00-D-E-6200-MainMarketGroundFloorSmallPower-P08
- HMH-KAI-MH-01-D-E-6201-MainMarketFirstFloorSmallPower-P08
- HMH-KAI-MH-00-D-E-6800-MainMarketGroundFloorSecurity-P08
- HMH-KAI-MH-01-D-E-6801-MainMarketFirstFloorSecurity-P08
- HMH-KAI-XX-XX-T-E-0006-Section6ElectricalServicesParticularSpecification-P06 (section 5.12)

g) 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 HVM features proposed as part of the proposal are identified on the proposed public realm plan. (Reference: **HMH-GSA-PR-00-D-A-5110 Public Realm Proposed Plan-P08**). They include measures at:

- The junction of Northumberland Street and Byram Street
- The function of Brook Street and Byram Street
- Junction of Lord Street and Brook Street
- Entry to Back Street
- Entrances to Market Hall along Lord Street

Gates are provided at these entry points to allow maintain loading access, when required.

The measures have been specified in response to the TVRA using PAS 68 rated products. A separate schedule identifies the exact product specification of each measure. The schedule and TVRA are redacted from this submission.

h) and i) The diagram on the following page illustrates the access control measures and areas where PAS 24 Security rated windows and doors are located. Detailed specification of the curtain walling and doors within such can be found in the relevant specification also listed below. These contain details regarding glass specification and other measures such as beading requirements which are included in response to pre-app comments received by West Yorks Police and Counter Terrorism.

The main entrance doors for use by public have automated opening, which will be deadlocked when building shuts down. There are secondary doors that are managed access for loading by traders and fire escape. Under opening hours these doors will not be in use by the public. All new curtain wall doors and windows are PAS24 certified. Internally there are a number of card reader access control doors for use by operational staff.

For detailed door information, refer to detailed drawings including:

- HMH-GSA-ZZ-00-D-A-1100-MarketHallandAnnexeLevel00asProposed-P05
- HMH-GSA-XX-XX-L-A-9002-DoorSchedule-P04
- HMH-GSA-XX-XX-L-A-9003-GlazedScreenSchedule-P03
- HMH-GSA-ZZ-ZZ-D-A-6800-DoorTypeElevationsSheet01-P02
- HMH-GSA-ZZ-ZZ-D-A-6801-DoorTypeElevationsSheet02-P02
- HMH-GSA-XX-XX-L-A-9006-IronmongerySchedule-P01
- HMH-GSA-XX-XX-T-A-1541-H11CurtainWalling-P01
- HMH-GSA-XX-XX-T-A-1590-L10WindowsRooflightsScreensLouvers-P02
- HMH-GSA-XX-XX-T-A-1591-L20DoorsShuttersHatches-P02
- BS PAS 24 enhanced security rating certificate for the curtain walling system can be located here: **'TRP - Facade 50 PAS24 - R4791145930'**



- ### KEY
- ENT Public Primary Entrance
 - LOAD Managed Loading Entrance and Fire Escape - Panic Bars
 - AUTO Automatic Opening doors
 - BS PAS 24 Certified Windows and Doors
 - MAN Manual Swing doors with closures - Managed access f
 - C Door Contact for Alarm
 - PAC Access Control (Card) with Mag lock
 - PAC Access Control (Card) with Electric Strike

ACCESS CONTROL DIAGRAM

1 Market Hall & Annexe - Level 00
1 : 100

