

George Hotel - 26.07.09 - S73 Variation Tracker - Planning_Change Statements			Applicant Change Statement 26.06.26	
Ref	2025/48/91147/W (Planning)			
ID	Condition Note	Reasoning	Change Statement	Notes
Conditions Draft 17.10.25				
01	3 YEAR START COMPLIANCE The development hereby permitted shall be begun within three years of the date of this permission.	Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.	Not Applicable	No change - the works have commenced formally as of 22.05.26 (formal commencement of demolition works).
02	IN ACCORDANCE CONDITION - APPROVED DRAWINGS The development hereby permitted shall be carried out in complete accordance with the documents in the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.	For the avoidance of doubt as to what is being permitted and to ensure the development is carried out to an appropriate quality standard of design and to accord with Policies LP20, LP21, LP24, LP28, LP30, LP33, LP35, LP47, LP51, LP52 and LP53 of the Kirklees Local Plan.	Maternal Impact requiring consultation	The drawings schedule will require updating to reflect the ammended drawings pursuant to final approval of this application. A full schedule of the currently approved, documents vs the proposed revision changes can be found in Tab "01 Document Tracker" within this excel spreadsheet.
03	EXT WALLS NEW BUILD - MATERIALS DEMONSTRATION No works shall commence on the construction of the external walls of the new-build extension hereby permitted until details and samples of all external materials for the extension have been submitted to and approved in writing by the local planning authority. The information submitted shall include: • Details and samples of the stone to be used for the external walls of the extension; • Details and samples of the framing of the glazing to the upper floors of the extension (including materials and colour); • Details and samples of any cladding panels (including details and colour), including cladding panels to the rooftop plant compound; • Details of the balustrade to the roof of the new-build extension (including design, materials and colour); • Details of the materials and colour of the louvred plant screen to the roof of the new-build extension. Samples of the materials shall be made available on site for the inspection of the local planning authority, which shall be notified in writing of their availability for viewing on site. The development shall then only be constructed using the materials thereby approved, and shall be retained as such thereafter.	To ensure a high quality development with regard to urban design and the character of the townscape, and to protect the listed building, the settings of other nearby listed buildings and the character and appearance of the conservation area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
04	EXT DOORS, BLOCK A - DESIGNS/ DETAILS REQUIRED. Notwithstanding the submitted details, no external works to Block A shall commence (except for any works relating to demolition in Blocks B and C) until details of any new and/or replacement external doors to Block A, including section and elevation drawings at a scale of 1:5, have been submitted to and approved in writing by the local planning authority. Any new and/or replacement external doors to Block A shall be installed in complete accordance with the details thereby approved, and shall be retained as such thereafter.	To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
05	EXT DOORS & WINDOWS, NEW BUILD - DESIGNS/ DETAILS REQUIRED. Notwithstanding the submitted details, no development above ground level shall commence on the construction of the new-build extension hereby approved, including the reconstruction of the façade on John William Street, until details of all external doors and windows to the new-build extension and the reconstructed John William Street façade have been submitted to and approved in writing by the local planning authority. The submitted details shall include: • Detailed sections and elevations of all doors and windows proposed within the re-constructed façade of Block C on John William Street, at a scale of 1:5, including details relating to the reinstallation and/or re-use of historic timber window panelling to window interiors; • Detailed sections and elevations of any other timber windows proposed within the new-build extension, at a scale of 1:5; • Detailed sections and elevations of all new metal-framed windows proposed within the new-build extension, at a scale of 1:10 or 1:20; • Detailed sections and elevations of all external doors proposed within the new-build extension, at a scale of 1:10 or 1:20. All windows and doors to the new-build extension, and in the reconstructed façade of Block C on John William Street, shall be installed in complete accordance with the details thereby approved, and shall be retained as such thereafter.	To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
06	BLOCK A & NEW BUILD - RAINWATER GOODS DESIGN AND PROPOSAL REQUIRED Notwithstanding the submitted details, no development above ground level shall commence on the new-build extension, including the reconstruction of the John William Street façade, until details of proposed rainwater goods on the new-build extension, including the reconstructed John William Street façade, have been submitted to and approved in writing by the local planning authority. In all cases, the submitted information shall include details of the design, materials and colour of all proposed rainwater goods. In addition, where any rainwater goods are proposed to the reconstructed John William Street façade, the submitted details shall also include the methods of fixing them to the building. The development shall be carried out in complete accordance with the details thereby approved, and retained as such thereafter.	To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
07	BLOCK A - CANOPY DESIGN Notwithstanding the details on the submitted plans, no works shall commence in association with the installation of the canopy on the southern, St Georges Square elevation of Block A, as shown on Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5, until full details of the proposed canopy have been submitted to and approved in writing by the local planning authority. The submitted information shall include plans and elevations showing the canopy, at a scale of 1:10 – 1:20, details of the proposed materials for the canopy, and details of the method of fixing the canopy to the building. The canopy shall be installed in accordance with the details thereby approved.	To ensure that the canopy is appropriate in terms of its detailed design and materials, in the interests of preserving the special interest of the listed building, The George Hotel, the settings of other nearby listed buildings and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
08	PHASE 2 SITE INVESTIGATION - REPORT REQUIRED No development shall commence (other than demolition, temporary support works, or any works required for a site investigation report) until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the local planning authority.	To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).

09	PHASE 2 SITE INVESTIGATION - REMEDIATION STRAEGY (IF REQUIRED). Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 8 of this permission, no development shall commence (other than demolition, temporary support works, or any works required for a site investigation report) until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.	To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
10	NEW/ UNEXPECTED GROUND CONTAMINATION - REMEDIATION STRAEGY (IF REQUIRED). Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 9 of this permission. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have first been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in full accordance with the approved revised Remediation Strategy.	To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
11	GROUND CONTAMINATION - REMEDIATION STRATEGY VERIFICATION REPORT (IF APPLICABLE) Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Verification Report by a suitably competent person shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have first been completed for the site in full accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority.	To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
12	GROUND CONTAMINATION - COAL - INTRUSIVE INVESTIGATIONS/ REPORT No above ground development shall commence (excluding demolition of existing structures and site clearance) until: a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.	The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with Policy LP53 of the adopted Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
13	GROUND CONTAMINATION - COMPETANT PERSONS MAKE SAFE DECLARATION The development hereby permitted shall not be first occupied or brought into use until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development has been submitted to and approved in writing by the local planning authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.	To ensure that intrusive site investigation is carried out and any necessary remedial works and/or mitigation are completed before the development is brought into use, to ensure the safety and stability of the development, in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).
14	CONSTRUCTION ACCESS - No development shall commence No development shall commence until a Schedule of the means of access to the site for construction traffic has been submitted to and approved in writing by the local planning authority. The Schedule shall include:- a) The point of access for construction traffic; b) Details of the times of use of the access; c) The numbers and sizes of vehicles expected to access the site; d) The routing of construction traffic to and from the site; e) Construction workers' and delivery parking facilities; f) The location of materials storage and site facilities; g) The use of traffic management/banksman for large deliveries; and h) The provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway. All construction works and arrangements shall be carried out in accordance with the Schedule thereby approved throughout the period of the construction of the development.	In the interests of highway safety, in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts, are devised and approved at an appropriate stage of the development process.	Not Applicable	Condition has been discharged 25.02.26 Ref 2025/93153
15	TRAVEL PLAN - NO LATER THAN 6 MONTHS AFTER PC Not later than 6 months from the date of first occupation of the development hereby permitted, the submitted Travel Plan shall be made up to a Full Travel Plan, and that Full Travel Plan shall be submitted to the local planning authority for approval in writing. The Full Travel Plan shall include the results and data from the initial staff travel survey, proposals for enabling and encouraging the use of active and sustainable modes of transport, the name and contact details of the Travel Plan Co-ordinator, a timetable for the delivery of measures within the Full Travel Plan, and proposals for the monitoring and review of the Full Travel Plan. Once the Full Travel Plan has been approved in writing by the local planning authority, the development shall thereafter be operated in complete accordance with the Full Travel Plan thereby approved.	In the interests of enabling and encouraging the use of active and sustainable transport modes, and to mitigate the air quality impacts of the development, in accordance with Policies LP20, LP21, LP24, LP47, LP51 and LP52 of the Kirklees Local Plan, Chapters 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.	Not Applicable	There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).

16	CYCLE STORAGE - OCCUPATION COMPLIANCE The development hereby permitted shall not be first occupied or brought into use until facilities for the storage and parking of cycles within the building and the site have been provided in accordance with the following plans and details: • Proposed Basement Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-B1-D-A-20706 Rev P4 • Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3 • George Hotel Refurbishment (Planning & LBC) Response – Cycle Storage (Ref: 2025_4891147_W - 15 - Response - Cycle Storage_29.08.25), dated August 2025, received 04/09/2025. The cycle storage and parking facilities shall thereafter be retained in accordance with the details hereby approved.	In the interests of encouraging sustainable travel, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan.	Maternal Impact requiring consultation	This application seeks to relocate the internal proposed cycle store to a location better placed in relation to the good lift (and the benefit of users). For clarity, the provision is unchanged - only the location within the basement. If approved, the following documents will require re-referencing/ for consideration: • Proposed Basement Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-B1-D-A-20706 Rev P5
17	HIGHWAYS PROTECTION - AIP APPROVAL FOR TEMP AND PERMANENT REQUIRED Development shall not commence until a scheme relating to existing building walls supporting the adjoining highway, together with the design of any new retaining walls adjacent to the highway, has been submitted to and approved in writing by the local planning authority. The scheme shall include: • Details of the location(s) of the walls and cross-sectional information; • A method statement for the demolition of existing building walls supporting the adjoining adopted highway; and • The designs of any temporary works. The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development. 22.05.26 - Update discharged partially: Condition 17 has multiple component parts which each require relevant information to be submitted and approved. This letter sets out the following position: <u>Parts of Condition 17 approved</u> • Third bullet point ('The designs of any temporary works') <u>Parts of Condition 17 not approved</u> • General requirements of Condition 17 relating to existing building walls supporting the adjoining highway and the design of any new retaining walls adjacent to the highway; • First bullet point ('Details of the location(s) of the walls and cross-sectional information' (including insofar as those details relate to the permanent proposals and/or the design of any new retaining walls adjacent to the highway)); • Second bullet point ('A method statement for the demolition of existing building walls supporting the adjoining adopted highway'). Note The information which is hereby approved for the purposes of the third bullet point of Condition 17, as set out in the list of documents listed in the 'Condition 17 (Third Bullet Point)' section above, is sufficient for the building demolition works down to the existing footway level only (although no such works shall commence until the temporary works/support have been fully installed in accordance with those details). The information submitted does not cover any further works (including demolition) below the existing footway level, and no works shall take place below the existing level of the footway(s) immediately adjacent to the site (including demolition of the existing basement walls), nor shall the approved temporary works/support be removed, until all aspects of Condition 17 have been approved and discharged in full.	In the interests of highway safety and to ensure that the stability of the highway is not detrimentally affected by the development.	Not Applicable	Condition has been partially discharged 22.05.26 Ref 2025/93245 Full discharge to be performed by separate application (not related to this Variation Application).
18	WASTE COLLECTION - OCCUPATION COMPLIANCE CONDITION The development hereby permitted shall not be first occupied or brought into use until facilities for the storage and collection of waste from the premises have been provided in accordance with the following details: • Waste Collection Strategy – email received 21 July 2025 • Proposed Ground Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P4 • Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3. The refuse storage and collection facilities shall thereafter be retained and managed in accordance with the details hereby approved, for the lifetime of the development.	This pre-commencement condition is necessary to ensure that measures to protect the stability of the highway are satisfactorily assessed, devised and approved at the appropriate stage of the development process, before any works commence on the development. In the interests of amenity and highway safety, in accordance with Policy LP24 d. vi. of the Kirklees Local Plan.	Not Applicable	There are no changes related to this condition proposed. If approved, the following documents will require re-referencing/ for consideration: • Proposed Ground Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P5
19	JWS DOOR USE CONDITION - IN PERPETUITY There shall be no operational use of the doors on John William Street outside the hours of: • 0700 hours and 2300 hours Monday to Saturday; and • 0900 hours to 2300 hours on Sundays and Bank Holidays.	To ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, in accordance with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed.
20	PLANT NOISE COMPLIANCE CONDITION - IN PERPETUITY The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.	To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed.
21	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN - SHALL NOT COMMENCE Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the actions that shall be taken to minimise adverse impacts on the occupants of nearby properties by effectively controlling: • Noise and vibration arising from all construction-related activities. This should include suitable restrictions on the hours of working on the site, including the times of deliveries. • Dust arising from all construction-related activities, including measures to monitor and record the emissions of dust during construction. The CEMP shall also include a communications plan, detailing the responsible person, their contact details, and how this will be communicated to local residents and the local authority. The construction of the development shall be carried out in complete accordance with the CEMP thereby approved.	To safeguard the amenities of the occupants of nearby properties, in accordance with Policy LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to prevent or minimise amenity impacts are devised and approved at an appropriate stage of the development process.	Not Applicable	Condition has been discharged with residual ongoing requirements 25.02.26 Ref 2025/93154
22	TREE PROTECTION PLAN - COMPLIANCE CONDITION The construction of the development, including demolition works, shall be carried out in accordance with the document titled 'George Hotel Refurbishment (Planning & LBC) Response – Tree Protection 02.07.25', Revision 02, including the undertakings therein with respect to the Tree Protection Plan.	To ensure the satisfactory protection of nearby trees during demolition and construction works, in accordance with Policy LP33 of the Local Plan.	Not Applicable	There are no changes related to this condition proposed.
23	DRAINAGE STRATEGY - COMPLIANCE CONDITION The development hereby permitted shall be carried out in accordance with the Drainage Strategy Report, Document ref: L054-ACE-5X-ZZ-ZZ-RP-C-0001 Rev P01, produced by Adept and dated 16.04.2025.	In the interests of providing a satisfactory drainage strategy in accordance with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed.

24	CRIME PREVENTION - NO DEVELOPMENT ABOVE GROUND No development above ground level shall commence, with the exception of demolition and enabling/stabilisation works, until a scheme of crime prevention and security measures to be incorporated as part of the development has been submitted to and approved in writing by the local planning authority. No part of the development shall be first occupied or brought into use until all crime prevention and security measures have been installed and completed in accordance with the details thereby approved. The approved measures shall thereafter be retained and maintained for the lifetime of the development.	To ensure that appropriate crime prevention and security measures are incorporated as part of the development, in the interests of the safety and security of the development and its staff and users, in accordance with Policy LP24 of the Kirklees Local Plan and Chapters 8 and 12 of the National Planning Policy Statement. This pre-commencement condition is necessary to ensure that appropriate crime prevention and security measures are devised and approved at an appropriate stage of the development process.	Not Applicable	There are no changes related to this condition proposed.
25	BREEDING SEASON - DEMOLITION CONDITION All demolition of buildings and removal of vegetation from the site shall be undertaken outside of the bird breeding season, March to August inclusive. If any demolition or vegetation removal is to be carried out within this period, all potential bird nesting opportunities shall be checked by a suitably qualified ecologist within the 24 hour period immediately prior to the works taking place. If any active nests are present, work which may cause the destruction of nests or disturbance to the resident birds must cease until the young have fledged.	To ensure the protection of biodiversity, including protected species, during the works, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework..	Not Applicable	There are no changes related to this condition proposed.
26	BIODIVERSITY ENHANCEMENTS - NO DEVELOPMENT ABOVE GROUND No development above ground level shall commence on the new-build extension, including the reconstruction of the John William Street façade, until a scheme of proposed biodiversity enhancement measures to be incorporated as part of the development has been submitted to and approved in writing by the local planning authority. No part of the development hereby permitted shall be first occupied or brought into use until all biodiversity enhancement measures have been carried out or installed in accordance with the details thereby approved, and they shall be retained as such thereafter.	To ensure that appropriate biodiversity enhancements are incorporated as part of the development, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed.
27	WATER SUPPLY - COMPLIANCE No development shall commence until details of any public water supply infrastructure that is laid within the site boundary (or evidence that no public water supply infrastructure is present within the site boundary) have been submitted to and approved in writing by the local planning authority.. In the event that public water supply infrastructure is laid within the site boundary, no development shall commence until details of measures to protect the public water supply infrastructure that is laid within the site boundary have been submitted to and approved in writing by the local planning authority. The details shall include, but not be exclusive to, the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.. In the event that public water supply infrastructure is laid within the site boundary, no development shall commence until the measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full in accordance with the details thereby approved, and those measures shall be retained throughout the development.	In the interests of public health and maintaining the public water supply. This pre-commencement condition is necessary to ensure that measures to protect the relevant infrastructure are satisfactorily assessed, devised and approved at the appropriate stage of the development process, before any works commence on the development.	Not Applicable	Condition has been discharged with residual ongoing requirements 23.02.26 Ref 2025/93155
28	SUSTAINABLE DEVELOPMENT - COMPLIANCE CONDITION The development shall be carried out in accordance with the submitted Sustainability Statement (With addendum), reference L054-AHR-XX-XX-RP-A-08811 Rev P1, unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition.	To ensure that appropriate sustainability measures are incorporated as part of the development, in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.	Not Applicable	There are no changes related to this condition proposed.
FN 1	Notwithstanding the details on the submitted plans, this planning permission does not grant any consent for any advertisements or signage on the buildings or within the site. The developer is advised that separate advertisement consent and/or listed building consent may be needed for any signage or advertisements.		Not Applicable	
FN 2	All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance: • Land Contamination Risk Management (LCRM) • BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. • Code of Practice Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group. The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.		Not Applicable	
FN 3	Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb their property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property .		Not Applicable	
FN 4	In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.		Not Applicable	
FN 5	If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements .		Not Applicable	
FN 6	Any works within the adopted highway fronting the property will need to be constructed under the correct legal agreement of the 1980 Highways Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.		Not Applicable	
FN 7	Noisy construction related activities should not take place outside the hours of: • 07.30 to 18.30 hours Mondays to Fridays • 08.00 to 13.00 hours Saturdays With no noisy activities on Sundays or Public Holidays.		Not Applicable	
FN 8	Institute of Air Quality Management document "Guidance on the assessment of dust from demolition and construction" Version 1.1 2014 provides detailed information regarding dust control.		Not Applicable	
FN 9	Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.		Not Applicable	
FN 10	Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.		Not Applicable	
FN 11	The developer is advised that separate approval may also be required for the works under other regulations, including the Building Regulations, including with regard to matters of fire safety. The approval of details as part of this consent does not imply compliance with other relevant regulations, including the Building Regulations, in those regards.		Not Applicable	