

HOLME PLANNING Partnership

Development Management
Place Directorate
Kirklees Council
PO Box 1720
Huddersfield
HD1 9EL

2nd September 2026

Dear Sir/Madam,

**Re: Discharge of Planning Conditions – Consent Reference 2026/62/90921/W
55 Royd Street, Milnsbridge, Huddersfield, HD3 4RB**

I write in relation to the aforementioned consent issued by Kirklees Council on 7th August 2026 for the change of use of the existing building from a care home to an education facility.

It is noted from a review of the decision notice, that there are a number of conditions that require formal discharge in advance of works commencing on site or occupation of the premises. This submission seeks to address the conditions as follows:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

The provisions of condition 1 are noted and will be complied with.

2. The development hereby permitted shall be carried out in complete accordance with 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.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1,

LP2, LP21, LP22, LP24, LP30, LP49 and LP55 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Condition 2 is noted and will be complied with.

3. The development hereby approved shall not be used outside the hours of 08:00hrs and 17:00hrs Monday to Friday.

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Condition 3 is noted and will be complied with.

4. If external lighting is proposed, a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), should be drafted and agreed with the council prior to works commencing on site. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.

Reason: This condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Condition 4 is noted but we can confirm that no external lighting is proposed, and we are not therefore submitting any detail at this time for the discharge of condition 4.

5. No works shall take place until a Biodiversity Mitigation and Enhancement Management Plan has been submitted to and approved in writing by the local planning authority. The content of the BMEP shall include measures identified in Section 4.2 of the Preliminary Bat Roost Assessment (PRA) (ProHort, June 2026) and the following:

Purpose and conservation objectives for the proposed enhancement measures

Detailed designs to achieve the stated objectives

Location of the proposed enhancement measures

Persons responsible for implementing the enhanced measures

Details of initial aftercare and long-term maintenance

Reason: This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Condition 5 is noted and the required biological enhancement plan has been submitted with this application to secure the discharge of condition 5.

6. Before the electrical system is installed, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-residential parking spaces*
- For developments where some or all of the parking is likely to be used for shorter stay parking (30 mins to 4 hours) Fast (7-23kW) or Rapid (43kW+) charging points will be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points, then a lower number of charging points may be acceptable.*

The agreed dedicated facilities for charging electric vehicles are to be installed, maintained and retained thereafter.

Reason: This condition is necessary in the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

The provisions of condition 6 are noted and have been addressed in full in plan reference PP - 55RYDSTHD3 – P7 submitted in support of this discharge of condition application.

7. Before construction work commences a noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

*an assessment of all of the noise emissions from the proposed development
details of existing background and predicted future noise levels at the boundary of
nearby premises*

*a written scheme of how the occupants of the above-mentioned noise sensitive
premises will be protected from noise from the proposed development including
details of all necessary noise attenuation.*

The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such measures shall be thereafter retained.

Reason: This condition is necessary 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.

A detailed noise assessment has been submitted with this discharge of condition application which fully addresses the provisions of condition 7 as detailed above, and to a degree which we consider allows the condition to be discharged in full.

8. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works 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 in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

The provisions of condition 8 is noted and should contamination be identified on site during works then the provisions of condition 8 will be complied with.

9. Notwithstanding the submitted details and drawings, the development hereby approved shall not be brought into use 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:

- Public address system*
- External CCTV and monitored intruder alarm*
- Non-accessible windows (above ground floor) with lockable hardware or opening restrictors*
- All private areas which are non-accessible to students or visitors should be subject to access control ideally facilitated by encrypted swipe cards or key fobs, using a system with a data logging capacity and compliant with BS EN 60839 - Alarm and Electronic Security Systems and UL293 standards.*
- All external doorsets and easily accessible windows should be rated to PAS 24:2022 or equivalent at the very least, and incorporate one pane of laminated glazing or glass tested to BS EN 356:2000 category P1A or above.*

- The flat roof at the rear of the property should feature anti-climb measures such as rollers along the edge and anti-climb paint on drainpipes.
- External doorsets should be illuminated with dusk till dawn lighting
- The outbuilding designated to be used as cycle and general store must be equipped with secure doorsets; it should not feature windows.
- Site boundaries should be at least 1.8m high, without footholds, cross members or climbing aids on external or internal face to deter climbing.

Reason: This condition is necessary in the interest of public safety and crime prevention and to accord with Policy LP24 of the Local Plan and advice contained within the National Planning Policy Framework.

In direct response to the requirements of condition 9 we can comment as follows:

- Public address system – **We can confirm that no public address system is to be installed on site**
- External CCTV and monitored intruder alarm – **CCTV will be provided on site but only covering entry and exit points. An intruder alarm will only sound indoors and no external sounder will be fitted to the on site security system.**
- Non-accessible windows (above ground floor) with lockable hardware or opening restrictors - **All windows on site are fitted with restrictors to prevent access or egress, and to ensure windows remain for ventilation purposes only.**
- All private areas which are non-accessible to students or visitors should be subject to access control ideally facilitated by encrypted swipe cards or key fobs, using a system with a data logging capacity and compliant with BS EN 60839 - Alarm and Electronic Security Systems and UL293 standards. - **All main doors to the property are to be MAG locked with access secured by a card entry system only.**
- All external doorsets and easily accessible windows should be rated to PAS 24:2022 or equivalent at the very least, and incorporate one pane of laminated glazing or glass tested to BS EN 356:2000 category P1A or above. - **please see details below**
- The flat roof at the rear of the property should feature anti-climb measures such as rollers along the edge and anti-climb paint on drainpipes. - **we don't believe there is a requirement to install measures to the flat roof area for the reasons laid out below**
- External doorsets should be illuminated with dusk till dawn lighting - **As set out above there is no external lighting proposed to be use on site. However, all external doors will be covered by night vision cameras on a 24 hour basis**
- The outbuilding designated to be used as cycle and general store must be equipped with secure doorsets; it should not feature windows. **As per the doors to the main building the door to the outbuilding will be secured with MAG locks with access limited via a card entry system.**
- Site boundaries should be at least 1.8m high, without footholds, cross members or climbing aids on external or internal face to deter climbing. **The walls and gates on site are already at least 1.8m high, but as set out below the site will be the subject of additional security measures which we believe are sufficient.**

In terms of general premises security arrangements we can confirm as follows within the proposed Security Management Plan:

Security Management Plan

1. Purpose

This Security Management Plan sets out the measures that will be implemented to provide a safe, secure and appropriately managed environment at the premises. The security strategy has been designed to provide a proportionate and effective response to foreseeable risks including unauthorised access, intrusion, burglary, vandalism and out-of-hours security incidents.

The premises will be protected by a professionally installed **Verisure monitored security system**, providing **24-hour, 7-day-a-week monitoring, 365 days per year**, together with intrusion detection and **ZeroVision® security fog protection**.

This provides a significantly greater level of protection than reliance upon a standalone audible alarm, as activations can be monitored and assessed through Verisure's monitoring arrangements. The system therefore provides both an active deterrent to unauthorised access and an additional mechanism for identifying and responding to potential security incidents.

2. Intrusion Detection

The system will be set when the premises are closed or otherwise unoccupied, providing continuous protection during out-of-hours periods. The combination of physical security and electronic intrusion detection will provide a layered approach to premises security, rather than reliance upon any single security measure.

3. Out-of-Hours Security

Particular consideration has been given to periods when the premises are closed and unoccupied. During these periods, the building will remain protected by the monitored Verisure security system. This will provide continuous security coverage rather than relying solely upon staff attendance or passive physical security measures.

The combination of monitored alarm protection, intrusion detection, physical security, and ZeroVision provides a robust approach to managing the risk of unauthorised access outside normal operating hours.

- **24-hour, 7-day-a-week professionally monitored security coverage.**
- professionally installed intrusion detection.
- **Verisure ZeroVision® security fog protection.**
- physical premises security.
- controlled and managed access.
- out-of-hours security protection.
- appropriate procedures for responding to security incidents; and
- ongoing management, maintenance and review.

We consider given the scope and scale of the application as approved that the above information is more than sufficient to demonstrate a robust approach to site security, and to a degree which we consider can justify the discharge of condition 9 in full.

We therefore trust that the above and attached documents and plans address the requirements of the various conditions attached to the original approval that require discharge. However, should the council require any additional details or amendments either in advance of validation of this discharge of condition application, or during the determination process, please do not hesitate to contact us. Otherwise, we look forward to hearing from you shortly hopefully with confirmation that you are the officer appointed to deal with this discharge of condition application, and your earliest written confirmation that the provisions of the relevant conditions attached to consent 2025/62/91961 can be discharged as necessary, such that works can commence on site.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R. Booth', written in a cursive style.

Rebecca Booth
BSc (Hons) MSc (Dist) MCIM
Managing Director