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**Report of the Head of Planning and Development**

**STRATEGIC PLANNING COMMITTEE**

**Date: 08-Dec-2022**

**Subject: Planning Application 2022/92718 Demolition of fire training building, extension and landscaping of RTC yard, including erection of fuel pump and tank, bin store and dog kennels, recladding of the BA building and erection of an enclosed link between BA and TRTC, provision of a new sub-station and new boundary treatments, retaining and landscaping works. Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters, Bradford Road, Birkenshaw, BD11 2DY**

**APPLICANT**

West Yorkshire Fire &  
Rescue Service

**DATE VALID**

12-Aug-2022

**TARGET DATE**

07-Oct-2022

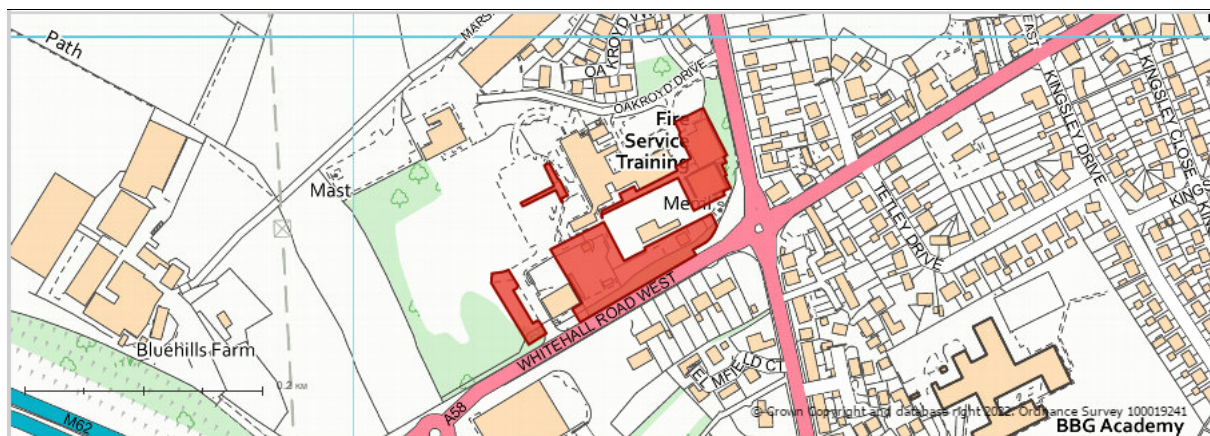
**EXTENSION EXPIRY DATE**

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[Public speaking at committee link](#)

**LOCATION PLAN**



**Map not to scale – for identification purposes only**

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**Electoral wards affected: Birstall and Birkenshaw**

**Ward Councillors consulted: No – minor application.**

**Public or private: Public**

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**RECOMMENDATION:**

**DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including, but not limited to, those contained within this report.**

**1.0 INTRODUCTION:**

- 1.1 This full planning application seeks permission for works as part of the redevelopment of the Birkenshaw Fire and Rescue Service site. The proposal includes the demolition of fire training building, extension and landscaping of RTC yard, including erection of fuel pump and tank, bin store and dog kennels, recladding of the BA building and erection of an enclosed link between BA and TRTC, provision of a new sub-station and new boundary treatments, retaining and landscaping works.
- 1.2 The proposal constitutes a significant upgrade on the existing facility and a significant public sector investment in the borough of Kirklees.

**2.0 SITE AND SURROUNDINGS:**

- 2.1 The West Yorkshire Fire and Rescue Headquarters has been located in Birkenshaw, a Borough of Kirklees, part of the Birstall and Birkenshaw ward in West Yorkshire for almost 50 years. The site is approximately 4.2 miles (6.7km) to the south-east of Bradford and 7 miles (11.5km) to the south-west of Leeds.
- 2.2 The site of a former colliery, most of the buildings were constructed in the late 20th century. There are two existing main points of access into the site; one off Bradford Rd (A651) on the eastern boundary and the other off Whitehall Rd West (A58) to the southern boundary. These two access points create prominent vistas into the heart of the site and an existing viewpoint to an existing memorial can be captured from the intersection of the two roads on the south-east corner.

- 2.3 The Grade II listed war memorial to the south-east of the site was erected in 1924 to commemorate six fire officers who died in the Low Moor explosion in 1916. To the north-west corner of the site is the Grade II listed Oakroyd Hall. The site is surrounded to the north and west by open space and to the south and east by residential properties. There is a mature landscaped boundary on all edges and numerous mature trees that help to screen the site from the main roads to the south and east.
- 2.4 The local pallet of materials consists of a mixture of natural stone and rendered housing and a combination of brick and render/cladding to more commercial type of buildings within the site itself and buildings located adjacent Whitehall Rd West, representing the varied nature of development over the last 30 years.
- 2.5 The application site currently comprises of a range of existing buildings which are currently occupied and utilised by West Yorkshire Fire and Rescue Services. With the exception of the current HQ and occupational health buildings which are required to be demolished to allow the construction of the new HQ and Training Facility, all the of the existing building stock will remain. The existing USAR building will be extended and repurposed to create the new Fire Station.

### **3.0 PROPOSAL:**

3.1 In summary this application includes the following proposals:

- Demolition of fire training building;
- Extension and landscaping of RTC yard, including erection of fuel pump and tank;
- Bin store and dog kennels;
- Recladding of the Breathing Apparatus (BA) building and erection of an enclosed link between the BA building and Technical Training Centre (TRTC);
- Provision of a new sub-station and new boundary treatments;
- Retaining and landscaping works.

3.2 The proposals seek permission for works as part of the redevelopment of the Birkenshaw Fire and Rescue Service site. The works proposed are works in relation to the new, previously approved Headquarters and Training Centre. The Proposed Development will facilitate the creation of modern, purpose-built facilities to support the Site's role as the County Headquarters for the fire service, providing essential training facilities for the fire and search and rescue services.

#### *RTC Yard Alterations and Extension*

3.3 The changes and extension to the RTC are to form a new vehicular access into the Fire Station as well as increasing the facilities and provision of the site in general. The RTC yard is also proposed to be extended along the southern boundary of site. The works here also include demolition of a small existing fire training building, new hard standing, drainage and retaining structures. New fencing is also proposed, with palisade fencing to tie in with the existing palisade fencing and gate proposed at the western perimeter. At the southern boundary (adjacent Whitehall Road) close board fencing is proposed for the

full length of the proposed RTC yards. This combined with works proposed under separation application 2022/92681 would allow fire tenders returning back to the fire station to drive straight into the appliance bays rather than reversing. This would create a looped one-way system for emergency vehicles, supporting a rapid response. The yard would also provide 5 new parking spaces for operational vehicles. The extension of the RTC yard would result in the loss of 25 trees along the southern boundary of the site, which are proposed to be replaced with 35 new trees planted across various locations within the site.

#### *Breathing Apparatus Building Alterations*

- 3.4 In terms of alterations to the Breathing Apparatus (BA) building, the building, which is located on the eastern side of the site, would be overclad the first floor of the west and north elevations so that the materials match that of the Training Arena building (approved under Planning Application 2022/91138). Additional landscaping works are also proposed in this area including a new external access approach to the buildings, as well as resurfacing and drainage works to the south of the new Training Arena (permitted under the extant 2022/91138 perm ss on). A substation is also proposed to the north of the BA building, which will support all of the works proposed within the site including the new electric vehicle charging points proposed.

#### *Technical Training Centre Alterations and Link Extension*

- 3.5 Alterations to the Technical Training Centre (TRTC) are the removal of the existing canopy and the formation of a new covered space for Breathing Apparatus equipment would be formed in the current space between the BA and TRTC buildings forming a link extension effectively. A new brick external wall would be built in line with the existing BA building and using a similar brick colour. A new flat roof would be formed connecting between the BA and TRTC buildings. There would be access through the existing building entrance and additionally from the rear of the TRTC building. A new canopy is also proposed to the eastern elevation of the TRTC building. Hard landscape proposals around the TRTC buildings include a new path following the building edge and a ramp to provide level access to an existing door on the southern façade.

#### *Other Works Proposed*

- 3.6 Other works include the reconfiguration of the footpath entrance to the already approved HQ building but falls outside of the red line boundary of that application hence why it is proposed on this application. Landscaping works and a new boundary fence to the west of the permitted fire station in the south west corner of the site are also proposed. A bin store enclosed by close board fencing and a matching double gate at 1.8m high is proposed by the RTC yard. A 15,000 litre above ground fuel tank with fuel pump and associated lay bye for re-fuelling is also proposed by the RTC yard. Finally, a dog kennels to accommodate two service dogs is also proposed.

#### **4.0 RELEVANT PLANNING HISTORY (including enforcement history):**

##### **4.1** The site, or parts of the site, have been subject to the following planning applications (the list is not exhaustive):

98/60/90117/e3 - outline application for erection of residential development – granted

2002/91236 - removal of redundant communications tower and formation of new car parking – granted

2002/93490 - formation of two new parking areas – granted –

2003/93793 - demolition of existing training centre and erection of new training facility – granted.

2007/90921 - formation of plant enclosure and steps – granted

2009/90733 - erection of extension & alterations, new reception & site fencing – granted

2009/92533 - erection of extension and alterations to ba building, new reception & site fencing – granted

2015/91626 - erection of fire attack box and goods lift with associated ventilation plant and 4 stop goods lift – granted

2019/90231 - certificate of lawfulness for proposed erection of training rig – granted.

2022/91138 - demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage – granted.

2022/92681 - variation condition 2 (plans) on previous permission 2022/91138 for demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage – decision pending

#### **5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme)**

5.1 The application follows a series of applications and pre-application enquiries at the site. The previous applications and pre-applications have outlined the scope of this application specifically. Therefore, this application has been formed off the back of a series of discussions and negotiations from the previous applications.

5.2 Under this application discussion have taken place with regard to the scope and timing of the conditions, the location of the dog kennels, highways, tree matters and biodiversity. No major amendments have been made.

## **6.0 PLANNING POLICY:**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

### Kirklees Local Plan (2019):

6.2 Relevant Local Plan policies are:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP7 – Efficient and effective use of land and buildings
- LP8 – Safeguarding employment land and premises
- LP13 – Town Centre Uses
- LP20 – Sustainable travel
- LP21 – Highways and access
- LP22 – Parking
- LP23 – Core walking and cycling network
- LP24 – Design
- LP26 – Renewable and low carbon energy
- LP27 – Flood risk
- LP28 – Drainage
- LP30 – Biodiversity and geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP32 – Landscape
- LP33 – Trees
- LP35 – Historic Environment
- LP47 – Healthy, active and safe lifestyles
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land

### Supplementary Planning Guidance / Documents:

6.3 Relevant guidance and documents are:

- West Yorkshire Low Emissions Strategy and Air Quality and Emissions
- Negotiating Financial Contributions for Transport Improvements (2007)
- Highway Design Guide SPD (2019)
- Waste Collection, Recycling and Storage Facilities Guidance – Good Practice Guide for Developers (2017)
- Green Street Principles (2017)
- Housebuilders Design Guide SPD (2021)
- Open Space SPD (2021)
- Biodiversity Net Gain Technical Advice Note (2021)

## Climate change

- 6.4 On 12/11/2019 the council adopted a target for achieving “net zero” carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

### National Planning Guidance:

- 6.5 The National Planning Policy Framework (2019) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of the proposal. Relevant paragraphs/chapters are:
- Chapter 2 – Achieving sustainable development
  - Chapter 4 – Decision-making
  - Chapter 9 – Promoting sustainable transport
  - Chapter 11 – Making effective use of land
  - Chapter 12 – Achieving well-designed places
  - Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
  - Chapter 15 – Conserving and enhancing the natural environment
  - Chapter 16 – Conserving and enhancing the historic environment
  - Chapter 17 – Facilitating the sustainable use of materials.
- 6.6 Since March 2014 Planning Practice Guidance for England has been published online.

## **7.0 PUBLIC/LOCAL RESPONSE:**

- 7.1 In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), the application was originally advertised as a major development by means of site notices, an advertisement in the Dewsbury Reporter and by direct neighbour notification to adjoining properties.
- 7.2 As a result of the application’s publicity, no comments have been received on the application to date.

## **8.0 CONSULTATION RESPONSES:**

- 8.1 Statutory:-

The Coal Authority – no objections.

Yorkshire Water – no objections.

Historic England – no comments.

Lead Local Flood Authority – support the application.

KC Highways Development Management – formally no comments have been received, informal verbal discussions raised no issues. Formal comments expected in time for the committee update.

The Environment Agency – no comments.

## 8.2 Non-statutory:-

KC Crime Prevention – no objections.

KC Conservation and Design – no objections.

KC Trees – no objections.

KC Ecology – no objections.

KC Environmental Health – no objections.

## 9.0 MAIN ISSUES

### 9.1 The appraisal of the application will review the following topics: -

- Principle of Development
- Layout, Scale, Visual Appearance and Heritage Matters
- Residential Amenity and Noise
- Site Contamination and Stability
- Landscape, Trees and Biodiversity Matters
- Transportation Matters
- Site Drainage and Flood Risk
- Representations

## 10.0 APPRAISAL

### Principle of Development

10.1 Planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. The starting point in assessing any planning application is therefore to ascertain whether or not a proposal accords with the relevant policies within the development plan, in this case, the Kirklees Local Plan. If a planning application does not accord with the development plan, then regard should be as to whether there are other material considerations, including the NPPF, which indicate the planning permission should be granted.

10.2 Given the nature of the proposal, the following Local Plan Policies are applicable in this instance: LP2 – Place Shaping, LP3 – Location of New Development, LP7 – Efficient and Effective use of Land and Buildings and LP8 – Safeguarding Employment Land and Premises.



- 10.3 The site is developed and is in operational use by the West Yorkshire Fire and Rescue Service. The proposals submitted under this application seek to enhance the current provision and further expand upon the previously approved plans. The scheme would ultimately result in a better provision of facilities within the site.
- 10.4 In respect of Policy LP8 – Safeguarding Employment Land and Premises, the development is not within a Priority Employment Area and is not technically applicable. However, in the most general form, the up increase in facilities at floorspace is welcomed as it more efficiently utilises the site from a land use perspective.
- 10.5 Given that the use proposed reflects the existing employment use, that the redevelopment of the site seeks to utilise the land more efficiently for operations purposes whilst also retaining and securing use of the site into the future, the principle of development is determined to be acceptable as it is found to meet the requirements of Local Plan Policies LP2, LP3, LP7 and LP8.

#### Layout, Scale, Visual Appearance and Heritage Matters

- 10.6 The West Yorkshire Fire and Rescue Headquarters is located on the site of a former colliery, with most of the buildings constructed in the late 20th century. On the prominent south-east corner of the site is a Grade II listed war memorial, erected in 1924 to commemorate six fire officers who died in the Low Moor explosion in 1916. It was originally located in Scholemoor Cemetery and was relocated to the headquarters in 2003. Towards the north-west corner of the site is the Grade II listed Oakroyd Hall which dates to 1867. This well-detailed stone villa was formerly a large detached private dwelling and is now used as administrative office accommodation for the fire service. It is set away from the main complex which is the subject of this application, with soft landscaping to the south and mature trees separating them. KC Conservation and Design determine that deem that the proposed development would not harm or even materially impact the setting of the Grade II listed Oakroyd Hall or Fire Service Memorial.
- 10.7 In regard to design and visual appearance of the proposed works, the proposal would provide a consistent design approach and enhanced landscaping. Whilst many elements of this proposal are of a functional design which cannot be avoided, where possible thought has been given to the visual amenity of the site. For example, the proposed cladding to the BA building would match that of the approved Training Arena building. The proposed link extension to provide a room for breathing apparatus would also match the existing building. The proposed canopy structure to the BA building would give a lightweight and modern finish to this part of the development also. The proposed landscaping would also enhance the site visually. The proposed bin store is suitable screened to also. The existing tree line to the southern boundary would screen any impact from the extension of the RTC yard also.
- 10.8 In summary, the proposal enhances the existing and previously approved provision of the facility whilst improving the visual amenity of the site wherever possible. The functional designs of some elements are accepted given the wider development of this site would improve the visual amenity and appearance of the headquarters as a whole, in accordance with Local Plan Policy LP24 and Chapter 12 of the NPPF.

## Residential Amenity and Noise

- 10.9 Dwellings can be found to the south, east and north of the application site, on the opposite sides of Whitehall Road West, Bradford Road and Oakroyd Drive. Given where the proposed development is within the wider headquarters site, dwellings on Oakroyd Drive will not be affected in any way.
- 10.10 As all dwellings are located on the opposite side of the Whitehall Road West and Bradford Road, considering that the scope of this application is for low level development with the single storey canopy being the tallest part of the proposal, no dwellings will be overshadowed by the proposed scheme.
- 10.11 The site is bound by extensive tree lines on to Whitehall Road West and Bradford Road. All development would be set behind these trees which are subject to a TPO (Tree Preservation Order). As such no aspect of the development would appear overbearing either. Such tree line also preserves the privacy of the dwellings within the area. The sheer presence of Whitehall Road West and Bradford Road between the application site and dwellings also mitigates any harm with regard to privacy.
- 10.12 The only slight concern with regard to amenity of neighbouring dwellings is from the proposed dog kennels which are proposed at the south of the site next to the entrance from Whitehall Road West. This is approximately 50m from the closest dwellings. The kennels would hold two dogs. Officers note this is a low number of dogs, and that are only to be kept on site during the day and taken home with their handler in the evening. As such the impact of these dogs kennels in regard to noise would be lesser than having domestic dogs at any of the dwellings nearby, as such, it is unreasonable to condition any matters with regard to the kennels. This view is supported by KC Environmental Health.
- 10.13 Also, considering the site is adjacent to existing residential properties. All reasonable steps must be taken to minimise and mitigate adverse effects from construction related activities that may lead to a loss of amenity. As the submitted documents do not include a Construction Environmental Management Plan (CEMP), a condition to secure one is required.
- 10.14 Subject to the forementioned conditions, the proposed development would accord with Policies LP24 and LP52 of the Kirklees Local Plan and Chapter 12 of the NPPF with regard to residential amenity and noise.

## Site Contamination

- 10.15 This site has been identified on the Council's GIS system as potentially contaminated land due to its previous use (site ref: 22/2 and 23/2). Contaminated land conditions are therefore necessary. The agent has submitted documents regarding land contamination, which have been assessed by KC Environmental Health.

- 10.16 A Preliminary Geoenvironmental Appraisal & Coal Mining Risk Assessment has been submitted in support the application. The report is a preliminary geoenvironmental appraisal and mining risk assessment of land at in the RTC Yard extension. From the evidence in the report, it is concluded that there will be a negligible risk to end-users. However, gas protection elements must be installed in the link extension area as per the planned installation of gas protection elements in the wider side (previous permission 2022/91138). It is noted a remediation strategy has been submitted for the wider site under a different application. However the remediation strategy must be site-specific to the area under this application and address the risks presented from the submitted report. As such, conditions are required for the submission of a site specific remediation strategy and validation report
- 10.17 Subject to these conditions, the proposal is considered acceptable with regard to contaminated land conditions, in accordance with Local Plan Policy LP53 and Chapter 15 of the NPPF.

### Landscape, Trees and Biodiversity Matters

#### *Trees*

- 10.18 With regard to existing trees on the site, the proposals are a significant redevelopment that result in impacts on the tree cover on the site. The scheme marks 25 trees marked for removal, none of these trees are protected. The scheme proposed 35 new trees as replacement planting. The Arboricultural Impact Assessment (AIA) submitted provides a detailed assessment of the tree cover and the proposals. KC Trees agree with the summary of the AIA owing that the trees proposed for removal are necessary for this development. The trees for removal are not protected themselves and are set on the internal side of a TPO tree cluster which runs along the southern boundary of the site. As such the visual impact value of the trees proposed for removal is minimal and inconsequential as they cannot be seen from the outside of the site.
- 10.19 The arboricultural report submitted with the application identifies that a number of the trees that are proposed to be removed have been infected with Chalara Ash Dieback. Upon reviewing this KC Trees state 9 of the trees to be removed are Ash with moderate symptoms of ADB, this would suggest that the trees are likely to succumb to the disease, but it is possible some would survive.
- 10.20 35 new trees are proposed in order to mitigate the losses of 25 trees, to which non were protected and some were diseased. Due to overcrowding in the existing TPO and low light conditions, the AIA states it would not be viable to plant the replacement trees within the existing, closest tree group. As such, other locations within the ownership boundary have been identified where the trees have a better chance of establishing. The submitted Arboricultural Method Statement (AMS) will ensure protection of the trees on the site that are to remain. Officers agree with this statement and consider there to be more visual amenity value by spreading the replanting across the site than behind existing tree clusters anyhow.

10.21 Subject to conditions for the tree works to be carried out as per the submitted information, KC Trees are satisfied that the proposals meet Kirklees Local Plan policies LP24i and LP33 because of the overriding public benefit of the nature of the proposals and the suitable mitigation proposed by the proposed replacement trees. As such the scheme is considered acceptable with regard to this matter.

#### *Biodiversity and Ecology*

10.22 With regards to ecology and biodiversity, the applicant has undertaken a biodiversity net gain design stage report/assessment, an Ecology Desk Study, an Ecological Assessment and an Arboricultural Impact Assessment.

10.23 In this case there are ecological receptors present within the site, thus, proposed mitigation measures are required to ensure there are no negative impacts brought about by the proposed developments. The mitigation measures highlighted in the forementioned documents should be adhered to throughout the development, which shall be conditioned. In summary, these include details set out in the Landscape Strategy. The proposed development will result in the loss of 0.02ha broadleaved woodland and 0.03ha bramble scrub. The Landscape Strategy will replace this with an area of species rich turf, as stated in earlier sections of the appraisal, the 25 trees to be removed shall be replaced with 35 new ones.

10.24 The BNG assessment submitted with the application details that the development proposals result in an overall net gain of 0.38 biodiversity units (+21.57%). This assessment clearly demonstrates that there will be a net gain in these from the current baseline situation. There is currently no requirement to provide a 10% net gain on the site as a part of this development and it should be recognised that the applicant is intending to do so independently.

10.25 Subject to the cited conditions, KC Ecology have no objection to the proposed development as it will result in an overall enhancement to biodiversity ensuring it complies with Policy LP30, Chapter 15 of the NPPF and the Biodiversity Net Gain Technical Advice Note (2021).

#### *Landscape*

10.26 The applicant has provided a landscape masterplan and well precise landscaping details. The landscaping plan appears to improve the overall landscaping across the site. The details the forementioned removal and replacement of trees alongside all other hard and soft landscaping. The proposals would without a doubt enhance the landscape character of the site. Whilst the landscaping would not be prominent from outside the site, internally, the settings of the buildings within the site would be improved by the patterns of hard and soft landscaping. As such the scheme is considered acceptable with regard to Landscape, in accordance with Local Plan Policy LP32 and Chapter 12 of the NPPF. However, conditions are required to ensure the landscaping is implemented.

## Site Drainage and Flood Risk

- 10.27 The Lead Local Flood Authority (LLFA) have commented on the application and have no objections to the scheme. A Flood Risk Assessment and a Drainage Strategy (Revision 7) have been submitted. The submitted documents suitable demonstrate that appropriate drainage and floor risk mitigation would be put in place for the site. Subject to a condition for works to detailed in these documents to be carried out, the proposal is considered to accord with the requirements of Local Plan Policies LP27 and LP28 with regard to flood risk and drainage.

## Highways

- 10.28 The proposed development has some works which affect the internal layout of the site. The proposed reconfiguration and regrading of the existing ramped access into the RTC yard to the east of the fire station to allow fire vehicles to enter to rear of the fire station in a forward direction. This will negate the need for fire tenders to reverse off the access road to the west and improve the overall internal layout of the site in terms of efficiency. Furthermore the yard has been reconfigured to allow 5 no. Urban Search and Rescue (USAR) vehicles to park in the south west corner whilst retaining access to the rear of the fire station, which again is better in terms of highways efficiency and is safe.
- 10.29 Other works such as alterations to the Breathing Apparatus (BA) building; provision of the new substation; and, alterations to the building entrances to the Technical Training Centre (TRTC) including connection with adjacent BA building would have very little impact on highways matters.
- 10.30 Ultimately, the scheme updates do not change the number of approved car parking spaces and will not materially change the potential number of additional staff working. As such it is not considered this specific application would create any additional generated trips. It is, therefore, concluded that proposals accord with the relevant highways policies.

## Representations

- 10.31 No representations have been received.

## Other matters

- 10.32 There are no other matters that require assessment.

## **11.0 CONCLUSION**

- 11.1 The proposals seek permission for works as part of the redevelopment of the Birkenshaw Fire and Rescue Service site. The works proposed are works to compliment the new, already approved Headquarters and Training Centre. The proposed development will facilitate the creation of modern, purpose-built facilities to support the Site's role as the County Headquarters for the fire service and will allow for a more efficient operation for the fire service in an existing sustainable location.

- 11.2 The scheme has been well designed to mitigate any impacts with regard to residential amenity of neighbouring occupiers. Whilst the loss of trees and harm to ecology will also be suitable mitigated through replacement planting. There would be no harm to the heritage assets in the area either. Impacts in respect of noise and construction have been set out under submitted reports, reviewed by Environmental Health and are to be minimised through compliance with appropriately worded conditions recommended in section 12 below.
- 11.3 Transport impacts are considered to be minimal in respect of highway safety and capacity, with on-site car and cycle parking provision being deemed sufficient. Similarly, a 21.57% Biodiversity Net Gain is to be provided on the site which is currently over and above the minimum 'No Net Loss' required by the Kirklees Local Plan. This latter point is welcomed by LPA Officers.
- 11.4 Overall the proposed development meets the requirements of the policies of the Local Plan set out in the assessment above and is consequently recommended to Strategic Committee for approval, subject to conditions.

**12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)**

- 1) In accordance with the approved plans
- 2) Commencement within 3 years
- 3) Development shall not commence until works to remediate shallow coal mine workings has been carried out.
- 4) Prior to the occupation of the development, a signed statement or declaration confirming that the site has been made safe shall be submitted.
- 5) Development in accordance with the submitted Flood Risk Assessment and foul and surface water drainage strategy
- 6) Prior to development commencing a Construction Environmental Management Plan (CEMP) to be submitted.
- 7) Development in accordance with the Arboricultural Method Statement contained within the arboricultural impact assessment
- 8) Submission of Remediation Strategy
- 9) Implementation of the Remediation Strategy
- 10) Submission of Verification Report relating to any site remediation prior to site being brought in to use (If applicable).
- 11) Noise from Fixed Plant & Equipment to be controlled to not exceed background sound level.
- 12) Before the installation of external artificial lighting commences a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.
- 13) In accordance with BNG design stage report.
- 14) In accordance with landscape plans
- 15) Brick to link for BA room to match existing BA & Command building

## **Background Papers:**

[link to planning application details](#)

[Planning application de https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92718](https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92718) tails | Kirklees Council

Certificate of Ownership – Certificate A signed: 08/08/2022