



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

OUTLINE PLANNING PERMISSION

Application Number: 2016/60/94117/E

To: Andrew Rose,
Spawforths
Junction 41 Business Court
East Ardsley
Leeds
WF3 2AB

For: Miller Homes

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (C3)

At: LAND OFF LEES HALL ROAD, DEWSBURY

In accordance with the plan(s) and applications submitted to the Council on 14-Dec-2016, subject to the condition(s) specified hereunder:-

1) Approval of the details of the appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the appearance, landscaping, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4) The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or in the case of approval of different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5) Details of layout submitted in respect of conditions 1 and 2 shall provide for up to 120 dwellings distributed in accordance with the details shown on the Indicative Layout (Drawing no ITY11389 - GA – 001 Rev B).

Reason: In the interests of highway safety and to accord with Kirklees Unitary Development Plan Policy T10 as the Transport Assessment submitted assesses a development of up to 120 dwellings.

6) Development shall not commence until arrangements for the provision of affordable housing have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, the arrangements shall cover the following matters:-

- a) the number and type of affordable housing units to be provided.
- b) the layout and disposition of the units affordable housing to be provided.
- c) the timescale for the implementation and completion of the affordable housing units;
- d) the mechanism for ensuring that the affordable housing units remain affordable for both the initial and subsequent occupiers.

Reason: To secure affordable housing in accordance with the requirements of Kirklees Unitary Development Plan Policy H10, Supplementary Planning Document 2 and the Councils Interim Affordable Housing Policy. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

7) Development shall not commence until arrangements for the provision of public open space to serve the development have been submitted to and approved in writing by the Local Planning Authority. The arrangements shall cover the following matters:-

- a) the layout and disposition of the public open space.
- b) the timescale for the implementation and completion of the works to provide the public open space;
- c) the mechanism for ensuring that the public open space will be available for public within perpetuity.
- d) maintenance of the public open space in perpetuity.

Reason: To secure Public Open space in accordance with the requirements of Policy H18 of the Kirklees Unitary Development Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

8) Development shall not commence until arrangements for the provision of educational facilities to serve the needs of the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate an increase in the capacity of local schools commensurate with the demands of the development. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

9) Development shall not commence until the findings of intrusive site investigation works to establish the coal mining legacy issues on the proposal site has been submitted to and approved in writing by the Local Planning Authority. In the event that the site investigations confirm the need for remedial works, a further scheme to treat the mine entries and/or areas of shallow mine workings to ensure the safety and stability of the development, shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the remedial works have been completed in full accordance with the approved scheme.

Reason: To ensure the site is fit to receive the new development and to accord with Policy G6 of the Kirklees Unitary Development Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

10) Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is fit to receive the new development and to accord with Policy G6 of the Kirklees Unitary Development Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

11) Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 10 development shall not commence until a Remediation Strategy 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.

Reason: To ensure the site is fit to receive the new development and to accord with Policy G6 of the Kirklees Unitary Development Plan.

12) Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 11. 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 works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the site is fit to receive the new development and to accord with Policy G6 of the Kirklees Unitary Development Plan.

13) Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure the site is fit to receive the new development and to accord with Policy G6 of the Kirklees Unitary Development Plan.

14) Development shall not commence until a report specifying the measures to be taken to protect occupiers of the dwellings from noise arising from Lees Hall Road has been submitted to and approved in writing by the Local Planning Authority. The report shall:

i. Determine the existing noise climate

ii. Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development

iii. Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

Each dwelling shall not be occupied until the works specified in the approved report for that dwelling have been carried out in full and such works shall be thereafter retained.

Reason: To protect the amenity of future occupiers of the development and to accord with Policies BE1, EP4 and EP6 of the Kirklees Unitary Development Plan and the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

15) Before any of the dwellings are first occupied, a scheme for the provision of low emission vehicle recharging points to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the guidance contained in Part 4 of the National Planning Policy Framework "Promoting sustainable transport" and to encourage low carbon forms of transport in accordance with Part 11 of the National Planning Policy Framework.

16) Development shall not commence until a Catchment Drainage Study for the approved scheme, (produced in conjunction with the Lead Local Flood Authority), has been submitted to and approved in writing by the Local Planning Authority. The study shall include a full investigation of local drainage networks related to the approved scheme, overland flow analysis and a detailed analysis of catchment wide flood risk pre and post development. As part of this study the LLFA shall determine of appropriate stand-off distances from identified watercourse and land drainage features. From the findings a scheme identifying the methodology for risk avoidance (and where it is agreed that this is not reasonably practicable), a scheme for risk mitigation, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme agreed shall include a detailed maintenance and management regime for watercourse, sewerage and flood risk management infrastructure and ancillaries including sustainable drainage scheme. The scheme agreed shall be provided in accordance with a phasing plan that has first been agreed in writing by the Local Planning Authority.

Reason: To mitigate flood risk to the development and surrounding property and to accord with guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

17) Development shall not commence until a scheme detailing surface water and land drainage, (including a sustainable drainage assessment in accordance with West Yorkshire Combined Authority SUDS guidance, off site works, outfalls, agreed discharge rates, flow control, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for both the storage facility including the flow restriction and other sewerage provision. None of the dwellings shall be occupied until such an approved drainage scheme has been provided on the site to serve the development or each agreed phase of the development to which the dwellings relate and thereafter retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

18) Development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

Reason: To mitigate flood risk to the development and surrounding property and to accord with guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

19) Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- i. detail the phasing of the development and phasing of temporary drainage provision
- ii. include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To mitigate the impact of flooding during the construction phase of the development and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

20) No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, ensure that surface water is not discharged to the foul sewer network.

21) With reference to plan ITY11389-GA-001 Rev B; the development shall not commence until a scheme detailing the layout and construction specification, and all necessary associated highway works, including the appropriate stage Road Safety Audits to provide the site access off Lees Hall Road has been submitted and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the approved scheme has been implemented and thereafter maintained throughout the lifetime of the development.

Reason: In the interests of highway safety and to accord with Kirklees Unitary Development Plan Policy T10. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

22) Before any of the dwellings are first occupied, a full travel plan (based upon the framework travel plan prepared by i-Transport ref GJ/JO/LH/dc/ITY11389-002A R), including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The full travel plan shall be implemented in accordance with the timetable agreed.

Reason: To comply with the Council's sustainability objectives set out in Kirklees Unitary Development Plan Policy G2.

23) Development shall not commence until a schedule for 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 the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and a scheme to demonstrate how the highway will be kept clear of mud/debris. All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety and amenity and to accord with Policies T10 and BE1 of the Kirklees Unitary Development Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

24) Development shall not commence until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To secure the ecological protection and enhancement measures outlined in the submitted ecological report, and any requirement that arises due to further ecological investigation/survey, in accordance with Chapter 11 of the National Planning Policy Framework and the LPA's 'biodiversity duty' under section 40 of the Natural Environment and Rural Communities Act 2006. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

25) A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure all adverse ecological impacts of construction of the scheme that cannot be avoided or mitigated are compensated for within the final design, and that all habitats created as mitigation or enhancement are managed in an appropriate manner thereafter, in order to ensure the approved scheme is acceptable under the requirements of Chapter 11 of the National Planning Policy Framework.

26) Prior to occupation, a lighting design strategy for biodiversity for the whole site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason: To ensure any existing or replacement bat roosts and important bat foraging habitats are accessible to the widest range of species, and so avoid offences under the Conservation of Habitats and Species Regulations 2010 (as amended) and to accord with the requirements of Chapter 11 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
POL Land Red Line	0000-0018	Rev C	November 2016
Site Access	ITY11389 - GA - 001	Rev B	11 November 2016
Transport Assessment	SE/GJ/JO/dc/ITY11389-001A R		30 November 2016
Framework Travel Plan	GJ/JO/LH/dc/ITY11389-002A R		30 November 2016
Design & Access Statement	Spawforths		November 2016
Planning Statement	P0-TP-SPA-RP-P3565-0008-B	Rev B	November 2016
Statement of Community Involvement	P0-MP-DE-P3565-0004-00_SCI		November 2015
Preliminary Geo Environmental Appraisal (Parts 1-4)	Report No 2336/1A		April 2016
Flood Risk Assessment	425/64r4		November 2016
Ecological Survey Report	Aecom	Rev 1	23 November 2016
Heritage Summary Statement	BWB		November 2016
Tree Survey	Iain Tavendale F.Arbor. A		28 October 2016

Pursuant to article 35(2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments to the application were negotiated to improve access. Additional information was provided to ensure that access and highway issues were adequately addressed.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "submitted to and approved in writing by the Local Planning Authority".
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of 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 a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 12-Apr-2017

Signed:



Naz Parkar
Strategic Director Economy and Infrastructure

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2016/60/94117/E .

If a paper copy of the decision notice or decided plans are required please email planning.contactcentre@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: planning.contactcentre@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93, Civic Centre III
Off Market Street, Huddersfield
HD1 2JR
