



**Town and Country Planning Act 1990**

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

**APPROVAL OF RESERVED MATTERS**

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**Application Number: 2020/61/91488/E**

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**To:** Fraser Dann,  
WSP  
Toronto Square  
Toronto Street  
Leeds  
LS1 2HJ

**For:** Interchange 26 LLP

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority, having considered your application submitted to the Council for approval of:-**

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PERMISSION 2016/92298 OUTLINE APPLICATION FOR RE-DEVELOPMENT OF FORMER WASTE WATER TREATMENT WORKS FOLLOWING DEMOLITION OF EXISTING STRUCTURES TO PROVIDE EMPLOYMENT USES (USE CLASSES B1(C), B2 AND B8) (PHASE 1) TO INCLUDE THE DISCHARGE OF CONDITIONS 6 (BEMP), 17 (SITE INVESTIGATIONS), 18 (TREE SURVEY), 29 (NOISE ATTENUATION) AND 31 (ELECTRIC VEHICLE CHARGING POINTS).

**At:** FORMER NORTH BIERLEY WASTE WATER TREATMENT WORKS,  
OAKENSHAW, BD12 7ET

**NOTE** Development pursuant to the outline planning permission to which this approval of reserved matters relates, must be commenced no later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**In accordance with the plan(s) and applications submitted to the Council on 22-May-2020, being matters reserved in a permission granted on 25-Oct-2018 the Council have approved the said matters in terms of, and subject to compliance with the details specified in your application, subject to the following conditions:-**

1. 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.

2. The development hereby permitted shall be completed in accordance with the advice and directions (including tree protection and schedule of tree works) set out within the Arboricultural Impact Assessment and Arboricultural Method Statement (Phase 1) prepared for Brooks Ecological (Report Reference AR-4003-02-A) dated June 2020 received 1st July 2020.

**Reason:** For the avoidance of doubt and to ensure an acceptable quality of development, including appropriate tree retention.

3. No construction of the access road shall take place until final details of the new junction with Cliff Hollins Lane and associated highway works (including the relationship to the Public Right of Way) have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Full sections (long and cross);
- b) Drainage works;
- c) Street lighting;
- d) Signing;
- e) Surface finishes;
- f) Speed reducing features;
- g) Construction specifications;
- h) White lining;
- i) Treatment of sight lines;
- j) Independent safety audits covering all aspects of the highway works;
- k) Details (long and cross-sections) of the relationship of the access road to the PROW.

The development shall be completed in accordance with the approved scheme before any building on site is brought into use and retained thereafter.

**Reason:** To ensure that suitable access is available for the development.

4. No construction of the access road shall take place until a scheme detailing the proposed internal adoptable estate road approved as part of Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) Full sections (long and cross);
- b) Drainage works;
- c) Street lighting;
- d) Signing
- e) Surface finishes
- f) Speed reducing features
- g) Construction specifications;
- h) White lining
- i) Treatment of sight lines
- j) Independent safety audits covering all aspects of the highway works;
- k) Details (long and cross-sections) of the relationship of the access road to the Public Right of Way along the entrance to the site as well as drainage measures for the PROW

The development shall be completed in accordance with the approved scheme before any building on site is brought into use and retained thereafter.

**Reason:** To ensure that suitable access is available for the development.

5. Notwithstanding the approved plans, prior to any soft planting commencing, full details of soft landscape works, including an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The details of the soft landscape works shall include:

- (a) Final planting plans;
  - (b) Written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
  - (c) Schedules of plants noting species, planting sizes and proposed numbers/densities.
- All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

**Reason:** To ensure the provision and establishment of an acceptable finalised landscape scheme in broad accordance with the overall plan and schedule submitted with the application.

### **INFORMATIVE NOTES:**

Condition 6 is discharged pursuant to Phase 1 subject to advice that to secure full compliance with Condition 6, the development must be implemented in accordance with the approved details and timescales pre, during and post construction as set out in the BEMP prepared by Brooks Ecological (Report Ref: ER-4003-02.3) received 1st July 2020.

Condition 17 is discharged pursuant to Phase 1 and the wider site as detailed in the submitted reports subject to advice that to secure full compliance with Condition 17, the development must be implemented in accordance with the information and recommendations set out in the Ground Investigation Report (Ref: V01) dated 3rd December 2019, the Phase II Geo-environmental Report prepared by Wardell Armstrong dated November 2017 (Report Ref: RPT-002C) both received 26 May 2020 and the Coal Mining Risk Assessment for Phase 1 and 2 prepared by Curtins dated 4 February 2020 (Report Ref: B065646-CUR00-XX-RP-GE-001) approved as part of Condition 16 in accordance with 2019/93679.

Condition 18 is discharged for Phase 1. This is subject to advice that to secure full compliance with Condition 18, the development must be implemented in accordance with the information and recommendations set out in the Arboricultural Method Statement prepared by Brooks Ecological (Report Ref: AR-4003-02-A) received 1st July 2020.

Condition 29: On the basis that Phase 1 does not result in the construction of any new buildings, no specific details are required for Condition 29 in respect of Phase 1 and it can be considered to be discharged on this basis.

Condition 31: On the basis that Phase 1 does not result in the construction of any new buildings such that it will create neither a demand nor a requirement for electric vehicle charging points or a low emission strategy no specific details are required for Condition 31 in respect of Phase 1 and it can be considered to be discharged on this basis

Plans and Specifications schedule:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	856 PL154	Rev A	28 May 2020
Planning Layout	856 PL153	Rev C	28 May 2020
Phasing Plan	1856 PL 150	Rev E	7 August 2020
Planning layout	1856 PL 155		28 May 2020
Landscape Plan	798_LA 1 (Overall plan)	Rev B	17 July 2020
Topographical Survey	SH10534-005 1 of 2		26 May 2020
Topographical Survey	SH10534-005 2 of 2		26 May 2020
Proposed Bulk Earthworks Levels Phase 1	065646-CUR-00-ZZ-DR-C-91012-P02		26 May 2020
<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>

Bulk Earthworks Levels Phase2	065646-CUR-00-ZZ-DR-C-91012-P03-)		26 May 2020
Site Sections	CUR-00-ZZ-DR-C-91021 PO2 1 of 2		28 August 2020
Site Sections layout	065646-CUR-00-ZZ-DR-C-91020-P01		25 August 2020
Design and Access Statement	Prepared by Ellis Healey	V2.1	26 May 2020
Arboricultural Impact Assessment and Method Statement	Prepared by Brooks Ecological Ref AR-4003-02-A		1 July 2020
Tree Survey and Tree Constraints Plan	Prepared by Brooks Ecological AR-4003-01 September 2019		26 May 2020
Phase 2 Geo-Environmental Assessment	Prepared by Wardell Armstrong Ref: RPT-002C dated November 2017		28 May 2020
Biodiversity Enhancement and Management Plan	Prepared by Brooks Ecological Ref: ER-4003-02.3dated June 2020		1 July 2020
Ground Investigations Reports	Prepared by Curtins Ref: 065646-CUR-00-XX-RP-GE-001 dated December 2019		26 May 2020
Phase 1 Planting Schedule			17 July 2020
Phase 1 Soft Landscaping Specification			17 July 2020

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. Negotiations were carried out during the course of the application, which resulted in the conditions set out on this decision notice to ensure an acceptable quality of development.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find**

out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

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](http://www.planningportal.gov.uk). Alternatively the forms and supporting guidance for submitting an application can be found online at [www.kirklees.gov.uk/planning](http://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:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://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](http://www.groundstability.com) or a similar service provider.

If any 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](http://www.gov.uk/government/organisations/the-coal-authority)

**If 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 relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
  - i) 28 days of the date of service of the enforcement notice, or
  - ii) within the specified period, starting on 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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 15-Oct-2020

**Signed:**



**David Shepherd**  
**Strategic Director Growth and Regeneration**

#### **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](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2020/61/91488/E .

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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

**E-mail:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

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

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