



Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

11th March 2021

Our Ref: 14920

Dear Sir Madam,

**Planning application for use of premises for car sales at 105 Warren Street,
Savile Town, Dewsbury, WF12 9AS**

Please find enclosed a planning application for the use of the premises at 105 Warren Street, Savile Town, Dewsbury for the sale of cars.

A planning application was submitted in 2019 (Ref: 2019/92001) for the same use on this site but that application included car valeting, but it was refused on 10 July 2020. There were four reasons for refusal, which are addressed below.

1. Failure to enter into an agreement to provide a Traffic Regulation Order across the frontage of the site.

Paragon Highways have been commissioned to submit a Traffic Regulation Order.

This is being progressed in parallel with this planning application.

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2. Failure to demonstrate through submission of a Noise Report that the proposals would result in disturbance arising from noise, to neighbouring residential properties.

A noise report has been prepared by Paul Horsley Acoustics Ltd which accompanies this planning application. The report finds that the pre-existing noise climate for the area is assessed as being due primarily to traffic movements along Warren Street and the surrounding road network. The report explains that assessments have been made of the specific operations, deemed as the simultaneously car wash and valet of vehicles being prepared for appointment viewings by customers, and found to provide rating values ranging between +1 dB to -9 dB below the pre-existing background, dependent upon location assessed and time period. These rating values are insignificant with respect to receipt of adverse comment or justifiable complaints from the nearby residential premises and in keeping with the context of the area noise climate.

The report concludes that no further mitigation measures are required to allow the operations of the car sales and valet whilst demonstrating that the noise produced has maintained the existing amenity of the nearby noise sensitive residential premises

3. Failure to demonstrate through the submission of a suitable plan and supporting information that the proposals would not have harmful impact on the local air quality arising from exhaust fumes.



We understand that there was some misunderstanding about the proposed activities on the site, as there is no planned maintenance or servicing activity on the site. All the cars parked on the site will be stationary, with their engines run only at the time when they would leave the site either for a sale, or for a test drive. For this reason, no more than one car would run at any time, causing no concern regarding air quality.

4. Failure to demonstrate through the submission of an appropriate Lighting Report that the proposals would not result in disturbance, arising from stray light, to neighbouring residential properties

Historically the site was served by security lighting which were attached to motion sensors, which were regularly triggered and night, causing disturbance to the neighbours.

To remedy this problem the applicant has invested in CCTV security cameras so that the security lighting is no longer required. There are no longer security lights on the sight.

I hope you agree that the information above and supporting information is now sufficient for you to validate and subsequently approve this planning application.

Yours faithfully,

Hamish Gledhill

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Chartered Town Planner

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