



**Town and Country Planning Act 1990**

**Town and Country Planning General Regulations 1992**

**PLANNING PERMISSION FOR DEVELOPMENT SUBJECT TO REGULATION 3**

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**Application Number: 2021/48/93237/E**

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**To:** Leanne Beirne,  
Bernard Taylor Partnership Ltd  
Elizabeth House  
486, Didsbury Road  
Heaton Mersey  
Stockport  
SK4 3BS

**For:** Kirklees Council, Homes and Neighbourhoods

**Description and location of development:**

DEMOLITION OF GARAGES AND ERECTION OF 8 FLATS

**At:** LAND OFF, KNOWL GROVE, MIRFIELD, WF14 9RF

**Date of submission: 13-Aug-2021**

**In pursuance of its powers under the above mentioned Act and Regulations KIRKLEES COUNCIL (hereinafter called "The Council") hereby grants planning permission for the above development subject to the following condition(s):-**

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

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

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

**Reason:** For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan as well as the aims of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document.

3. Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before development commences on the superstructure of the new dwellings hereby approved. The development shall then be completed using the approved materials.

**Reason:** In the interest of visual amenity and to accord with the aims Policy LP24 of the Kirklees Local Plan as well as aims of Chapter 12 of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document.

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

- A Standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space.
- One standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for at least 10% of residential parking spaces that are not allocated to specific dwellings.

Buildings and parking spaces that are to be provided with charging points shall be brought into use until the charging points installed and operational. Charging points installed shall be retained thereafter.

**Reason:** In the interests of promoting modes of transport with ultra-low emissions and to accord with the sustainability principles of the National Planning Policy Framework and key principles of the Housebuilders Design Guide SPD.

5. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive site Investigation Report by a suitably competent person has been submitted and approved in writing by the Local Planning Authority.  
**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that investigations are carried out within an appropriate timeframe.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 5 further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.  
**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that investigations are carried out within an appropriate timeframe.

7. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 6. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works 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 safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the Remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a validation report in respect of those remediation measures have been approved in writing by the LPA.  
**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraphs nos. 178 and 179 of the National Planning Policy Framework.

9. No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall provide details of:

- a. Timetable of all works;
- b. Vehicle sizes and routes, times of vehicle movements, identify the location of HGV waiting areas and include details of management of said areas;
- c. The parking of vehicles of site operatives and visitors;
- d. Details and location of signage;
- e. Loading and unloading of plant and materials;
- f. Storage of plant and materials used in constructing the development;
- g. Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- h. Measures to control and monitor the emission of dust and dirt during construction;
- i. A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- j. Mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);
- k. Artificial lighting used in connection with all construction related activities and security of the construction site;
- l. Site manager and resident liaison officer contact details (including their remit and responsibilities); and
- m. Details of engagement with local residents and occupants or their representatives.

The development shall be carried out strictly in accordance with the approved CEMP and no change there from shall take place without the prior written consent of the LPA.

**Reason:** To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework and Policy LP24 of the Kirklees Local Plan. This is a pre-commencement condition due to the nature of the information required prior to construction work commencing.

10. No development shall take place (including demolition, or internal or external works to existing structures) until further ecological surveys sufficient to investigate the sites suitability for bats has been undertaken and used to prepare a report suitable for application, which shall be submitted to and approved in writing by the Local Planning Authority. All survey and reporting shall be undertaken following national good practice guidelines.

**Reason:** This is a pre commencement condition to ensure that the proposed works do not result in a criminal offence under the Conservation of Habitats and Species Regulations 2017 and to conserve biodiversity in accordance with the aims of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

11. Where the survey approved pursuant to condition 10 confirms the presence of bat roost(s), no development shall take place until a method statement for suitable

replacement bat roost(s) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall be informed by survey information to fully characterise the roost(s) present, as described in national good practice guidelines. The content of the method statement shall include the:

- a) Purpose and objective for the proposed works;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including where relevant, type and source of materials to be used);
- c) Extent and location of proposed works shown on appropriate scale map and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Person responsible for implementing the works;
- f) Initial aftercare and long-term maintenance (where relevant); the works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

**Reason:** This is a pre commencement condition to ensure that the proposed works do not result in a criminal offence under the Conservation of Habitats and Species Regulations 2017 and to conserve biodiversity in accordance with the aims of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

12. Where the survey approved pursuant to condition 10 confirms the presence of bat roost(s), no development shall take place until the Local Planning Authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;
- b) Written confirmation of Site Registration under the Low Impact Bat Class Licence;
- c) A statement in writing from the relevant licensing body to effect that it does not consider that the specified activity/development will require a licence.

**Reason:** This is a pre commencement condition to ensure that the proposed works do not result in a criminal offence under the Conservation of Habitats and Species Regulations 2017 and to conserve biodiversity in accordance with the aims of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

13. Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including the agreed discharge rate of 5.7 l/s indirectly or directly to watercourse, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details/design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and an itinerary of maintenance tasks with schedules. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

**Reason:** In the interests of satisfactory and sustainable drainage in accordance with Policy LP28 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that a suitable drainage scheme can be incorporated into the development.

14. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, lockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and surrounding area (both upstream and downstream of the development), 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.

**Reason:** In the interests of satisfactory and sustainable drainage in accordance with Policy LP28 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that a suitable drainage scheme can be incorporated into the development.

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

- phasing of the development and phasing of temporary drainage provision
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding adjacent land is prevented.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100%. The maximum allowable off-site drainage rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phasing of the development shall be commenced until the temporary works approved for that phase have been completed. The approved 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 LPA.

**Reason:** In the interests of satisfactory and sustainable drainage in accordance with Policy LP28 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that an adequate temporary drainage scheme can be incorporated for the construction phase.

16. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

**Reason:** In the interests of satisfactory and sustainable drainage in accordance with Policy LP28 of the Kirklees Local Plan.

17. No piped discharge or surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the LPA.

**Reason:** In the interests of satisfactory and sustainable drainage in accordance with Policy LP28 of the Kirklees Local Plan.

18. The approved boundary treatments as shown on plan KG-BTP-00-B-DR-A-37682\_103.3 Rev 4 shall be installed before first occupation and shall be so retained thereafter.

**Reason:** In the interest of visual amenity and to accord with the aims of Policy LP24 of the Kirklees Local Plan as well as Chapter 12 of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document.

19. The approved bin storage and collection points as shown on plan KG-BTP-00-B-DR-A-37682\_103.3 Rev 4 shall be provided before first occupation and shall be so retained thereafter.

**Reason:** In the interests of amenity and highway safety and to meet the requirements set out in Policy LP24 part d(vi) of the Kirklees Local Plan.

20. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with Communities and Local Government' and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP21, LP24 and LP28 of the Kirklees Local Plan.

21. Development shall not commence until a scheme detailing landscaping, tree/shrub planting, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or removed, it shall be replaced with others of similar size and species unless the LPA gives its written consent to any.

**Response:** To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity and to accord with Kirklees Local Plan Policies LP24, LP30 and LP33. This is a pre-commencement condition to ensure that a suitable landscaping scheme can be incorporated into the development

**NOTE:** The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE:** A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof Standard charging points for single residential properties that meet the requirements specified in the latest version of "*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*" by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable. The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity. The installation must comply with all applicable electrical requirements in force at the time of installation.

**NOTE:** All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2019. Reports must be prepared in accordance with the following guidance -

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group

**NOTE:** Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

**NOTE:** The approved vehicle parking areas will need be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

**NOTE:** The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
1B2P proposed elevations	KL-BTP-01-E-DR-A-3782_110.4	4	17. 08.2021
Proposed street elevations	KG-BTP-00-E-DR-A-3782_107.3	3	23.01.2023
Location plan	KG-BTP-00-LP-DR-A-3782_100	2	17.08.2021
1B2P proposed floorplans	KL-BTP-01-ZZ-DR-A-3782_109.4	4	17.08.2021
1B2P Proposed floorplans	KL-BTP-01-ZZ-DR-A-3782_129	-	17.08.2021
1B2P proposed elevations	KL-BTP-01-E-DR-A-3782_130	-	17.08.2021
Design and Access Statement	-	-	17.08.2021
Yorkshire Water infra plan	-	-	17.08.2021
Manhole Survey card by Unity Service Group	-	-	17.08.2021
UCML Utility Study Level 1 by UCML dated 18.12.2020	-	-	17.08.2021
Proposed Boundary treatment plan	KG-BTP-00-B-DR-A-3782_103.4	4	23.01.2023
Proposed site clearance plan	KG-BTP-00-SP-DR-A-3782_102.1	1	17.08.2021
Existing site plan	KG-BTP-00-SP-DR-A-3782_101.1	1	17.08.2021

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
GroEnvironmental Desk Study by Earth Environmental & Geotechnical November 2020	A3800/20	-	17.08.2021
Proposed site plan	KG-BTP-00-SP-DR-A-3782_105.15	15	10.01.2023
Drainage design information by WML Consulting September 2021	9738/DDI/02	-	01.10.2021
Structure report by Unity Service group dated 20.04.2021	-	-	01.10.2021

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. Prior to the submission of this planning application, the applicant sought formal pre-application advise. During the course of the application, the applicant submitted additional drainage information as requested by officers which was considered to be acceptable. The applicant also submitted amended plans following concerns of the impact on residential amenity of neighbouring properties.

**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 Tel No: (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](#). Alternatively the forms and supporting guidance for submitting an application can be found online at [Kirklees Council Planning Website](#).
- 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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### **Digital Infrastructure: Fibre To The Property (FTTP)**

**Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:**

- **Economic prosperity – workforces that are digitally-literate enables business to thrive.**
- **Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.**
- **New services – digital delivery can lower costs and provide innovative public and health services more conveniently.**

**It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.**

**To discuss the benefits that FTTP may have for your development, please contact Carl Tinson in Kirklees Council's Digital Team at [carl.tinson@kirklees.gov.uk](mailto:carl.tinson@kirklees.gov.uk)**

**Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.**

**Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.**

**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 refuse permission for the proposed development or 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 you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- 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 [the Planning Inspectorates website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)
- 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:** 13-Feb-2023

**Signed:**



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

### **Application Plans**

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

[Kirklees Council Planning Website](#)

If a paper copy of the decided plan is required please email:

[planning.contactcentre@kirklees.gov.uk](mailto:planning.contactcentre@kirklees.gov.uk)

or telephone (01484) 414746 with the application number.

There may be a charge for this service.

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Address to which all communications should be sent:

Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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