KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2022/62/90245/E**
Site Address:	Land at, Abbey Road North, Shepley, Huddersfield, HD8 8DY
Description:	Erection of external substation and boundary treatment
Recommending Officer:	Victor Grayson

DECISION – Full Permission - Granted

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 11/12/23

Officer Report

Site Description

The current application relates to part of a site currently undergoing development, where 27 new homes are to be provided.

In the delegated report for application ref: 2019/91638 the wider site was described as follows:

> *The application site comprises an area of 1.78 ha, and is located on the corner of Penistone Road and Abbey Road North in Shepley. Other than the current access road, the site is Greenfield, with shrubbery and a number of trees across the site.*
>
> *The north of the site slopes down from Stretchgate to Shepley Dike, which runs across the northern part of the site. To the north of the site, along Penistone Road, are dwellings whose gardens back onto Shepley Dike. To the east are dwellings on Abbey Road North that back onto the site, and in the south west corner is a gated community of seven relatively new detached properties at Abbey Road Gardens, which are in turn adjacent to New Hey Moor Houses (a group of back-to-back dwellings).*
>
> *There is an existing vehicular access off Abbey Road North that currently serves the seven detached dwellings to the south west corner of the site. This access is capable of being improved and widened to serve the entire site. To the west, the site is flanked by Stretchgate, which extends towards the centre of the village.*

For the current application, the application site red line boundary includes the estate road (Tailors Green) of the previously-approved development, and land at the northern terminus of the estate road. This land is to the north of unit 27 (as numbered on drawing 00-103 submitted under application 2019/91638, but more recently addressed as 31 Tailors Green), and is to the south of Shepley Dike. The red line boundary also includes the rear boundary (along Stretch Gate) of units 26 and 27 (now 29 and 31 Tailors Green).

Description of Proposal

The applicant proposes the erection of a freestanding single-storey electricity substation. This would have a square footprint, pitched face stone walls, a pitched roof (with slate effect concrete roof tiles), and steel doors facing northwest onto Stretch Gate (coloured grey RAL 7016).

The submitted drawings indicate that a previously-proposed pedestrian/cyclist connection between the wider development and Stretch Gate would be moved southwards, and ground levels would be revised to accommodate the substation.

A boundary treatment is proposed around the rear and side garden of unit 27 (31 Tailors Green) and to the rear garden of unit 26 (29 Tailors Green). This would be a 1.1m high stone wall with rounded copings.

Of note, in August 2023 the case officer noted that the wall to Stretch Gate had been built significantly higher than shown in the current drawings (this may be a planning enforcement matter) and that the electricity substation had been built. Notwithstanding what has been built to date, the assessment set out in this delegated report will consider the development *as proposed*.

History of Negotiations/Amendments Received

Amendments were sought during the life of the application. These:

- Replaced the previously-proposed GRP substation roof with the now-proposed pitched tiled roof;
- Lowered the heights of the boundary treatments proposed along Stretch Gate; and
- Deleted previous proposals for timber fencing along this boundary.

Relevant Planning History

2017/92233 – Outline planning permission granted 21/03/2018 for up to 34 dwellings.

2019/91638 – Reserved Matters approved 13/05/2020 for 27 dwellings.

2019/92206 – Variation of condition 16 (drainage) of outline permission ref: 2017/92233. Granted 11/08/2021.

2019/91879 and 2021/93876 – Applications to discharge outline conditions (determined).

2021/91276, 2021/94539, 2021/94721 and 2022/92079 – Applications to discharge Reserved Matters conditions (determined).

2022/92828 – Variation of condition 1 (plans) of Reserved Matters approval 2019/91638. Granted 16/03/2023.

Representations

The application has been advertised via a site notice dated 01/05/2022 (posted on 30/04/2022), a press notice published on 13/05/2022, and letters delivered to addresses abutting the application site. This is in line with the council's adopted Statement of Community Involvement. The end date for publicity was 24/05/2022.

No comments were received.

Consultation Responses

The following is a brief summary of consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- Environment Agency – Objection withdrawn, subject to condition.
- KC Conservation and Design – No comment.
- KC Highways Development Management – No objection. Proposed access arrangement is acceptable, and whilst Stretch Gate is not an adopted highway, it is classed as a public bridleway and is suitable for vehicular access at this point so therefore provides a satisfactory (or even preferable) alternative route to the substation. No specific conditions are deemed necessary.
- KC Lead Local Flood Authority – Recommend the Environment Agency be consulted with regard to an electric substation located close to a watercourse with a flood model applied. Recommend that the substation is not counted as "essential infrastructure" for the district that would be allowed to be located in higher risk flood zones. Recommend that the substation avoids risk altogether and that it be checked that the EA are happy that it is located in flood zone one and does not rely on mitigation techniques where some risk is accepted.
- KC Public Rights of Way – No objection to the substation and the slight alignment change of the connecting path. Hopefully this is still a multi-use link. However, a 2.4m boundary is far too high in this location adjacent to a well-used bridleway. Previous application mentions a dry stone wall. What is there at the moment is very low.

Cllr John Taylor objected to the proposals, specifically to the height of the boundary wall initially proposed along Stretch Gate, the proposed location of the electricity substation in an area of flood risk, and the proposed access to the substation from Stretch Gate.

Kirkburton Parish Council advised that Shepley Parish Councillors did not wish to submit a Parish Council comment on the application, as they felt they had nothing to add to what Cllr Taylor has already said.

Planning Policy

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 27/02/2019).

In the Local Plan the site is unallocated, however parts of it are within Biodiversity Opportunity Zones (Flood Plains and Pennine Foothills). Land to the west is within the green belt, and land to the north is within the Strategic Green Infrastructure Network. An ancient woodland (Shepley Mill Wood) exists to the west. Bats are present in the area. Parts of the site are within Flood Zones 2 and 3.

Kirklees Local Plan (2019)

LP1 – Presumption in favour of sustainable development
LP2 – Place shaping
LP3 – Location of new development
LP4 – Providing infrastructure
LP7 – Efficient and effective use of land and buildings
LP21 – Highways and access
LP24 – Design
LP27 – Flood risk
LP28 – Drainage
LP30 – Biodiversity and geodiversity
LP33 – Trees
LP35 – Historic environment
LP38 – Minerals safeguarding
LP47 – Healthy, active and safe lifestyles
LP52 – Protection and improvement of environmental quality
LP53 – Contaminated and unstable land

National Policies and Guidance

The National Planning Policy Framework (2021) 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 8 – Promoting healthy and safe communities
- 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

Since March 2014 Planning Practice Guidance for England has been published online.

Other relevant national guidance:

- National Design Guide (2019)

Other Guidance

Relevant guidance and documents include:

- Kirklees Biodiversity Strategy and Biodiversity Action Plan (2007)
- Highway Design Guide SPD (2019)
- Public Rights of Way Improvement Plan (2010)

- Housebuilders Design Guide SPD (2021)

Assessment

Land use and principle of development

The wider site has planning permission for residential development, and the proposed electricity substation is required to support that development. The proposed substation can be regarded as ancillary to the approved residential development. Local Plan policy LP4 states that the council will work with partners to bring forward the necessary and proportionate essential and desirable infrastructure that is required in order to deliver the spatial strategy (which includes the delivery of housing) as set out in the Local Plan. No site allocation prohibits the approval of this application. Subject to flood risk considerations (discussed below), the proposed substation and its location are considered acceptable in principle.

The proposed boundary treatments would enclose the gardens of residential units of the approved residential development. Appropriately-designed boundary treatments to the rear and side garden of unit 27 (31 Tailors Green) and to the rear garden of unit 26 (29 Tailors Green) would help provide security to those properties, definition to Stretch Gate, and clarity as to what land is private, and what land is publicly-accessible. Subject to design considerations (discussed below), the proposed boundary treatments are considered acceptable in principle.

The site is within wider mineral safeguarding areas relating to sand, gravel, sandstone, coal, clay and shale. Local Plan policy LP38 therefore applies. This states that surface development at the application site will only be permitted where it has been demonstrated that certain criteria apply. Criterion c of policy LP38 is relevant, and allows for approval of the proposed development, as there is an overriding need (in this case, a related housing need, having regard to Local Plan delivery targets) for it.

Design matters

In relation to design, Local Plan policy LP24 and chapter 12 of the NPPF are relevant, as is the National Design Guide.

The site is not within a conservation area or within the immediate setting of a listed building, however it is publicly-accessible (and visible from public vantagepoints), and abuts a key north-south public bridleway and pedestrian/cyclist route (Stretch Gate), which connects Shepley and Shelley, provides pedestrian/cyclist access to Shepley railway station, and is an attractive and well-used leisure asset (which, further to the south, has undergone extensive improvement in recent years).

The proposed electricity substation is considered acceptable in design terms, as it is minor in scale, it would help define Stretch Gate, its materials would reflect those of the residential development which it forms part of, and

(following amendments made during the life of the current application) it would have an appropriately-designed pitched roof. The proposed steel doors would be of a simple, utilitarian design (to Northern Powergrid's specification) and are considered acceptable, as is the proposed grey colour. No boundary treatments are needed around the substation.

Although it is unfortunate that an electricity substation was not included in the proposals at outline or Reserved Matters stages (when more options for its location could have been considered), the proposal that has now come forward is considered acceptable in design terms.

Natural stone walls dominate Stretch Gate. The boundary treatment opposite the site (enclosing the grounds of Wood Lea) reaches 2m in height. An appropriate 1.1m high (with some variation) stone wall with an attractive rounded coping encloses Abbey Gardens, although inappropriate timber fencing also exists there. A small part of this wall rises to approximately 1.3m in height close to the gate at the southwest corner of Abbey Gardens. Rounded copings are also seen elsewhere along Stretch Gate.

The applicant initially proposed 1.6m high stone walls with timber fencing (between stone piers) above, totalling up to 3m in height (measured on the Stretch Gate side). This was considered unacceptable, as it would have visually overwhelmed Stretch Gate, creating a tunnel effect, and adversely affecting amenity and safety. The boundary treatment heights would not have reflected the heights of most of the stone walls along Stretch Gate, and the timber fencing would have appeared incongruous, given that natural stone is the predominant material for boundary treatments along Stretch Gate.

Although the applicant initially resisted amending the proposed boundary treatments (of note, the applicant's arguments regarding garden slopes were not accepted), acceptable proposals were eventually submitted. These show a continuous 1.1m high stone wall with rounded copings and no steps in the top coping course (although annotations on drawings refer to a stepped wall, this is not shown in the elevations included in drawing 00-111 rev B). In discussions, officers noted that the applicant could use the rounded coping stones that existed on the site along the then-existing tumbledown boundary treatment. Laurel hedge planting is proposed behind the stone wall (within the private gardens). These proposals are suitably reflective of existing boundary treatments along Stretch Gate, and would not visually overwhelm this important public route. The stone walls and hedge planting would provide adequate security and privacy for the occupants of the development.

In relation to design, subject to conditions, the proposed development is considered compliant with Local Plan policy LP24, chapter 12 of the NPPF, and the National Design Guide.

As noted above, in August 2023 the case officer observed that the wall to Stretch Gate had been built significantly higher than shown in the current drawings. This may be a planning enforcement matter. However, the determination of the current planning application is to be based on the latest

versions of the submitted drawings, and not based on what has been built. An informative is recommended, requiring the lowering of the walls (to accord with the latest versions of the submitted drawings) within three months of planning permission being granted. Should these works not be carried out within the advised timeframe, the matter shall be reported to the council's Planning Enforcement team.

Residential amenity

The proposed electricity substation and boundary treatment would be located away from existing residential properties, such that the amenities of those properties would not be adversely affected. Similarly, public amenity (i.e., the amenities of people using Stretch Gate and the pedestrian/cyclist connection between Stretch Gate and the estate road of the wider development) would be maintained.

The proposals are also considered acceptable in relation to the amenities of dwellings within the residential development that the proposed substation and boundary treatment relate to. The nearest residential properties of that development would have adequate levels of natural light, privacy and outlook.

Environmental health matters

Equipment within electricity substations of this size does not usually generate significant noise. It is therefore not considered necessary to apply a condition controlling noise emissions.

Site contamination matters were considered under previous applications relating to this site, and the development now proposed does not introduce any new considerations or risk related to site contamination.

Highways matters

Stretch Gate is an unadopted road, but carries public bridleway KIR/187/20 between Shepley and Shelley. The wider development's estate road (Tailors Green) is not adopted. A private drive is to extend from the estate road towards the proposed location of the substation.

The previously-approved layout of the wider development included a pedestrian/cyclist connection between the estate road and Stretch Gate. This would be moved southwards under the current proposals. This raises no concerns in relation to highway safety. A stepped pedestrian connection was also previously approved between units 01 and 22 (now 19 and 21 Tailors Green), and this would not be affected by the current proposals.

The proposal to provide access to the substation from Stretch Gate (which is unadopted and in a poor condition in places) instead of from the development's estate road is considered acceptable. While increased vehicular traffic to Stretch Gate creates a risk of further damage to the lane, Northern Powergrid's visits would be infrequent and would typically involve

vans. The applicant has also explained that Northern Powergrid would not want to rely on access to their infrastructure via the private drive within the development site. Also, underground cables would enter the substation via Stretch Gate, and these would be more accessible for maintenance if the substation's doors (rather than the substation's rear wall) were above them. Furthermore, it could be argued that the proposed orientation of the substation would help the development engage with Stretch Gate (albeit only via a pair of substation doors), rather than turning its back on this important north-south route.

Cllr Taylor raised concerns regarding providing access to the substation from Stretch Gate, and argued that the council should require the applicant to improve the unadopted road. This was put to the applicant, however the response was not positive, and given the likely infrequent van visits to the substation it is not considered that road improvements were justified or essential to make the proposed development acceptable in planning terms.

The proposed boundary treatment would be an appropriate height and raises no significant concerns in relation to highway safety.

The proposed substation and boundary treatment are considered acceptable in relation to highway matters. The function, setting and safety of Stretch Gate would not be compromised by the proposals.

Trees, landscaping and biodiversity

No protected trees would be affected by the proposed development, nor would the nearby ancient woodland.

The proposed laurel hedge planting is considered acceptable in relation to visual amenity, biodiversity and other planning matters.

The proposals included in this application are not required to achieve a biodiversity net gain.

The proposed development is considered unlikely to impact upon bats, who are known to be present in the area.

Drainage and flood risk

Parts of the site are within Flood Zones 2 and 3.

The applicant's submission states that the proposed substation's finished floor level would be 147.2m Above Ordnance Datum. It adds that the critical flood level confirmed by the Environment Agency is 146.5m Above Ordnance Datum, that the substation would be located outside the area at risk of flooding (following level raising and the provision of compensatory storage), that there is expected to be a 0.7m freeboard between the critical flood level and the proposed substation, and that this freeboard would be sufficient to allow for any uncertainty in the flood level assessment and any changes to

expected flood levels as a result of the projected impacts of climate change into the future.

The Lead Local Flood Authority (LLFA) advised that the Environment Agency should be consulted with regard to the proposal to locate an electric substation close to a watercourse with a flood model applied. The LLFA further recommend that the substation should not be counted as “essential infrastructure” for the district (that would be allowed to be located in higher risk flood zones), and that the substation should avoid risk altogether. Finally, the LLFA advised that the Environment Agency should advise whether they are content with the substation’s location and that it would not rely on mitigation techniques where some risk is accepted.

The Environment Agency initially objected to the proposed development, stating that the submitted Flood Risk Assessment failed to make an adequate assessment of whether the proposed development would increase offsite flood risk, and failed to demonstrate that the proposed development would be kept safe from flooding.

Following exchanges with the applicant, and the submission of further information, the Environment Agency withdrew their objection, subject to a condition being applied in relation to the finished floor level of the substation. This condition is duly recommended.

Cllr Taylor raised concerns regarding the proposed location of the electricity substation in flood zone 2/3. It is understood that Northern Powergrid themselves proposed this location, as it is near to an existing cable route under Stretch Gate. The applicant additionally stated that the substation sits at a level elevated above the highest modelled flood level and – in a similar manner to the dwellings of the wider development which do not have flood protection – should be exempt from all predicted floods. That point regarding the finished floor level of the substation is key – flood water is not expected to reach the equipment within the substation, despite the substation being located in flood zone 2/3.

Cllr Taylor also noted that nearby culvert walls (where Stretch Gate crosses Shepley Dike) had been damaged. Repair of the damaged/collapsed culvert walls is the responsibility of the developer of the application site, and some of the repair work has already been carried out. Outstanding repair works are due to be completed by the end of March 2024 or early April 2024.

Other planning matters

Ground levels would be revised to accommodate the substation. These changes would be minor, and raise no significant planning concerns.

The proposals are considered acceptable in terms of crime prevention. Depending upon how high and dense the laurel hedge planting grows, the proposed boundary treatment potentially allows for natural surveillance of Stretch Gate from the new residential properties. A taller wall would potentially

create a secluded location between the wall and substation which may be vulnerable to anti-social behaviour.

The application site is within the Development Low Risk Area defined by the Coal Authority, and there is no statutory requirement for a Coal Mining Risk Assessment to be submitted. It is recommended that an appropriate informative be attached to the council's decision.

The proposed development raises no other new or additional planning considerations that were not previously and sufficiently considered in relation to previous applications relevant to this site.

Conditions

As works have largely been completed (as observed on site in August 2023, the only works that appeared to be outstanding were surfacing, soft landscaping and the necessary lowering of the unauthorised high boundary treatment), no condition regarding the timing of commencement of works is necessary, and no pre-commencement conditions are considered appropriate.

Conditions relating to implementation in accordance with the approved drawings, external materials, construction management, boundary treatment heights, maintaining public access between Stretch Gate and Tailors Green, and the internal floor level of the substation are recommended.

Conclusion

Subject to conditions, the proposed development is considered acceptable. The proposed substation is of an acceptable design, as is the proposed boundary treatment (as shown on the latest versions of the submitted drawings). Subject to conditions, the proposals are considered acceptable in planning terms.

The NPPF introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation – Grant planning permission subject to conditions

Decision Authorisation – Delegated Powers

Application Number – 2022/90245

Officer Recommendation – Grant planning permission subject to conditions

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan (Proposed Substation)	00-116	rev A	25/02/2022
Proposed Substation – General Arrangement	NPG-01	rev B	09/09/2022
Proposed Substation – Site Location	S-001	rev D	09/09/2022
Western Boundary and Plot 27 Wall Proposals	00-111	rev B (version received 12/09/2022)	12/09/2022
Letter to Environment Agency	ARP, 1305-11l05a, 03/04/2023		03/04/2023
Flood Risk Assessment Addendum for New Electricity Substation at Development at Abbey Road, Shepley	ARP, 1305/11tn01, 12/10/2022		01/11/2022
Statement on Flood Risk Assessment	ARP, 1305/11		25/02/2022

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and 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 were sought during the life of the application, and these amendments rendered the proposals acceptable in planning terms, resulting in a recommendation for approval.

Report Dated: 08/12/2023

Conditions

1. The development hereby approved 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 approved.

2. For the electricity substation hereby approved, no materials other than those shown on drawing NPG-01 rev B and/or listed in the document titled "Abbey Road, Shepley – Condition #2 – Materials Nov 2021" by Enjoy Design (approved under Discharge of Conditions application ref: 2021/94539 on 25/02/2022) shall be used.
Reason: In the interests of visual amenity, to maintain the character and appearance of the area, and to accord with policy LP24 of the Kirklees Local Plan.

3. For the boundary treatment hereby approved, no materials other than natural stone (to match the stone of existing walls on Stretch Gate adjacent and opposite the development hereby approved) shall be used.
Reason: In the interests of visual amenity, to maintain the character and appearance of the area, and to accord with policy LP24 of the Kirklees Local Plan.

4. Works shall be carried out in accordance with the Construction Method Statement (rev 2) by Yelcon Construction and the Construction Management Plan (drawing 00-110) by Enjoy Design (approved under Discharge of Conditions application ref: 2021/91276 on 13/08/2021).
Reason: In the interests of amenity and highway safety, and to accord with policies LP21 and LP52 of the Kirklees Local Plan.

5. No other, additional or higher boundary treatment (other than that shown in drawing 00-111 rev B) shall be erected to the rear and side garden of unit 27 (31 Tailors Green) or to the rear garden of unit 26 (29 Tailors Green), and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order with or without modification) no development included within Class A of Part 2 of Schedule 2 to that Order shall be carried out to the rear and side garden of unit 27 (31 Tailors Green) or to the rear garden of unit 26 (29 Tailors Green) without the prior written consent of the Local Planning Authority.
Reason: In the interests of visual amenity and crime prevention, to maintain the character and appearance of the area, and to accord with policy LP24 of the Kirklees Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order with or without modification) no gate, fence, other barrier, other boundary treatment or other development included within Class A of Part 2 of Schedule 2 to that Order shall be erected across or within

the pedestrian/cyclist connection to the north and east of unit 27 (31 Tailors Green) without the prior written consent of the Local Planning Authority. The pedestrian/cyclist connection to the north and east of unit 27 (31 Tailors Green) shall remain unobstructed and accessible to pedestrians and cyclists moving between Stretch Gate and the estate road of Tailors Green in perpetuity.
Reason: In the interests of visual amenity and the free movement of pedestrians and cyclists, to ensure the use of sustainable modes of transport is enabled, and to accord with policies LP20, LP21 and LP24 of the Kirklees Local Plan.

7. Works shall be carried out in accordance with the submitted Flood Risk Assessment Addendum for New Electricity Substation at Development at Abbey Road,
Shepley (ref: 1305/11tn01) and the following mitigation measures detailed therein:

- Finished floor levels shall be set no lower than 147.2 metres Above Ordnance Datum.

Reason: In the interests of minimising flood risk and in accordance with policies LP27 and LP28 of the Kirklees Local Plan.

NOTE: Officers of the council visited the site in August 2023, and observed that the boundary treatment that has been built to the rear and side garden of unit 27 (31 Tailors Green) and to the rear garden of unit 26 (29 Tailors Green) does not accord with the drawings hereby approved. Please ensure the boundary treatment is rebuilt (lowered) to accord with the drawings hereby approved within three months of the date of this permission. Should these works not be carried out within this timeframe, the matter shall be reported to the council's Planning Enforcement team.

NOTE: For the avoidance of doubt, the external materials already used on the substation hereby approved (as observed on site on 26/08/2023) and already used on the boundary treatment to the rear and side garden of unit 27 (31 Tailors Green) and to the rear garden of unit 26 (29 Tailors Green) (as observed on site on 26/08/2023) are considered acceptable and compliant with conditions 2 and 3 above.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of building, structures or roads shall not take place outside the hours of:

07:30 and 18:30 hours Mondays to Fridays
08:00 and 13:00 hours Saturdays

With no working on Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974 (Section 60), Kirklees Council can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

NOTE: The references to unit numbers in the above conditions are as per the unit numbers shown on drawing 00-103 rev Q approved under application ref: 2019/91638 on 13/05/2020 and viewable online here: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2019/91638&file_reference=796407

NOTE: For the avoidance of doubt, the drawing titled "Western Boundary and Plot 27 Wall Proposals", numbered 00-111 rev B, received on 09/09/2022, is not hereby approved. The version of that drawing (with the same title, drawing number and revision number) received on 12/09/2022 is the approved version, and is viewable online here: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2022/90245&file_reference=951184

NOTE: For the avoidance of doubt, the "Roof colour: Grey (RAL 7016)" annotation on drawing NPG-01 rev B, and the annotations on drawings referring to a stepped wall, are understood to be errors, and are to be disregarded.