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:	**2022/62/92459/W**
Site Address:	Bankgate Mills, Bank Gate, Slaithwaite, Huddersfield, HD7 5DL
Description:	Conversion of former mill to form 5 apartments including extension and alterations, demolition of outbuilding, construction of 4.no open sided car port structures and associated works.
Recommending Officer:	John Holmes

DECISION – Conditional Full Permission

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 09 December 2025

OFFICER REPORT – 2025/92443

Site Description

Bankgate Mills is a Grade II listed, mid-late 19th century four-storey former woollen mill set against a steep hillside. The mill complex is in a prominent hillside location overlooking the Slaithwaite Reservoir dam and adjacent to the spillway. It is constructed in hammer dressed stone with a pitched stone slate roof and ranges of large windows. Some multi-paned timber-framed industrial windows with slim glazing bars survive, and on the east gable are timber loading doors on each floor with a hoist at attic level. Most windows have been removed, with some infilled with blockwork at ground floor level. The west elevation is mostly obscured by ivy growth.

Along with this building are several curtilage listed buildings within the historic site boundary, some of which are outside this application. Included in the application is a small brick building to the south of the mill and shown on the 1922 OS map, indicating that it was constructed in the early 20th century. To the south-west is the Grade II listed Slaithwaite viaduct which is just within the boundary of the Slaithwaite Conservation Area.

The mill is currently in a somewhat poor condition, and a number of the openings have no window fixings within them as these have been removed or decayed. The outbuilding is a red brick construction which has also deteriorated in terms of its state of repair.

With regard to the internal state of the Mill, the historic floors have been replaced with concrete floors set onto steel beams at first and second floor levels. A timber floor set on substantial timber beams survives on the top floor, with exposed timber trusses and purlins.

Description of Proposal

The Scheme

The applicant is seeking permission for the conversion of former mill to form 5 apartments including extension and alterations, demolition of outbuilding, construction of 4.no open sided car port structures and associated works.

The scheme initially proposed an additional 2.no dwellings in the location of the car port structures and other land. These have since been removed from the scheme.

During the processing of the application there has been a number of amended plans submitted, the proposed development is being assessed against the following most recently submitted proposed plans:

- Elevation plan, ref 3486(0-)16revJ received 10th June 2025

- Floor plan, ref 3486 (0-) 15 Rev J (listed building drawing 15 Rev H) received 10th June 2025
- Floor plan, ref 3486 (0-) 14 Rev J (listed building drawing 14 Rev H) received 10th June 2025
- Floor plan, ref 3486 (0-) 13 Rev I (listed building drawing 13 Rev G) received 10th June 2025
- Floor and site plan, ref 3486 (0-) 12 Rev J (listed building drawing 12 Rev G) received 10th June 2025
- Elevation plan, ref 3486 (0-) 18 Rev I (listed building drawing 18 Rev H) received 10th June 2025
- Swept Path drawings 04revA, 03RevC, 02RevC & 01RevD received 10th June 2025

The scheme would see conversion of a mill building, with an associated extension which is of a gable roof design and of matching materials. A building to the south of the Mill building is proposed, which would be detached and open sided forming a car port to serve a number of the flats within the converted mill building.

The scheme set out in these amended drawings revised down the level of development in particular

- Removing 2.no detached dwellings from the scheme
- Reducing balcony features to the southern elevation of the listed mill building
- Reducing the scale of the balconies to the western elevation of the listed mill building
- Revising the design of the proposed circulation block such that it is of a traditional design with a pitched roof set down from the ridge of the Mill Building and is a gable which is of a matching pitch.
- Proposed building used for vehicle parking (in place of the initially proposed 2.no dwellings)

Supporting Information

In addition to the submitted plans a number of documents have been submitted to address issues raised during the processing of the application including submission of a number of documents relating to flood risk and land stability. The development is assessed against the following documents which have been submitted to support the application:

- Design and Access Statement (ref: 3486) received 21st July 2022
- Bat Survey (ref: MBE/BAT/2022/66/2) received 9th August 2022
- Arboricultural Impact Assessment (ref: WC-118.1b) received 18th August 2022
- Transport Note dated January 2023 received 20th February 2023
- Balustrade Detail photograph received 12th May 2023
- Slope Stability Assessment dated Sept 25 and associated plan (ref 250722Rev0) received 23rd September 2025
- Slope stability calculations dated and received 23rd October 2025

- Flood Risk Assessment rev 2 dated October 2025 received 3rd November

History of Negotiations / Amendments Received

Extensive negotiations and discussions have taken place regarding the application since its initial submission. These have centered around overcoming issues relating to design and conservation, highways, land stability and flood risk. The scheme has been significantly amended from that as initially proposed with submission of further information to address the concerns raised.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2022/92460 – Listed building consent for extension to mill, external and internal alterations to form 5 apartments and demolition of outbuilding – Consent Granted 7th May 2024

This application is seeking planning consent for the same development.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015) which was in force at the time of submission.

The application has been publicised on the Council's website, by neighbor notification, site notice and by press advertisement. The expiry date of the publicity period was the 1st October 2022.

No representations have been received.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

Historic England – Confirms they revert to the Council's Conservation Team

Canal and rivers Trust – Responses provided 9/9/22, 24/01/23, 9/10/23, 7/03/25, 8/10/25. They confirm they object to the development within these responses on the basis that a sufficient analysis of land stability impact of the development has not been undertaken.

Following these, further information has been provided to address their objections.

Within their most recent response dated 3rd November the Canal and Rivers Trust confirm they have no objection subject to conditions.

West Yorkshire Archaeology – No objection subject to condition.

The Environment Agency – Responses provided 14/9/22, 3/2/23, 18/9/23, 10/01/24, 31/12/24 & 24/02/25. With those responses further information was considered necessary.

Following receipt of a revised FRA prepared by TJ Booth Associates referenced rep-tjba-garside-bankgate mills-FRA-151025, Revision 2 and dated October 2025 and additional information / amended plans the Environment Agency set out that they have no objection subject to conditions.

Yorkshire Water – No response received

KC Conservation – Responses provided 28/11/22, 2/3/23, 21/6/23, 21/12/23.

Within their latest response the Conservation Team stated they had no objection to the proposal, which at that point was seeking permission for demolition of the existing building and construction of one dwelling and conversion of the mill. The proposal has been subsequently further amended such that the building to be demolished would see an outbuilding to serve vehicular parking. It is considered that in light of the previously received advice and determination of the listed building application the LPA is able to process this application in light of heritage issues, which is discussed in more depth in the 'Assessment' section of this report.

KC Environmental Health – No objection subject to conditions

KC Lead Local Flood Authority – Confirms they have no comment to make

KC Highways – Responses provided 28/11/22, 28/2/23, 27/6/23, 28/11/23 & 31st March 2025.

Following the amended design and submission of information relating to swept paths the Highways Team confirm within an email dated 12th June 2025 that on the basis of the most recently amended scheme they have no objection subject to conditions.

KC Ecology – No objection subject to conditions

KC Trees – No objection subject to condition

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

The building is Grade II listed, The site is within Slaithwaite and falls within the Strategic Green Infrastructure Network as identified within the Kirklees Local Plan (adopted 2019).
The site is, in part, sited within flood zones 2 and 3 and is in proximity to a main river.

The southern part of the site has a number of protected trees (ref: 37/95/w1).

There is a known presence of bats in the locality.

The site falls in an area as known to potentially be at risk of land contamination, and is in an area at low risk of ground movement as a result of former mining activity.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP3 Location of new development
LP7 Efficient and effective use of land and buildings
LP11 Housing Mix and Affordable Housing
LP21 Highway and Access
LP22 Parking
LP24 Design
LP27 Flood risk
LP28 Drainage
LP30 Biodiversity and Geodiversity
LP31 Strategic Green Infrastructure Network
LP33 Trees
LP35 Historic Environment
LP51 Protection and Improvement of Local Air Quality
LP52 Protection and Improvement of Environmental Quality
LP53 Contaminated and Unstable land

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. In this case the Technical housing standards –

nationally described space standard guidance document (dated March 2015) is considered to be of relevance

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter2 Achieving sustainable development
Chapter9 Promoting sustainable transport
Chapter12 Achieving well-designed places
Chapter14 Meeting the challenge of climate change, flooding and coastal change
Chapter15 Conserving and enhancing the natural environment
Chapter16 Conserving and enhancing the historic environment

Supplementary Planning Documents

Kirklees Highway Design Guide (adopted November 2019)
Housebuilders Design Guide SPD (adopted June 2021)
The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'.

Assessment

1 – Principle of Development

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Land Allocation & Housing Considerations

The site is within he Strategic Green Infrastructure Network within the Local Plan.

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 2 of the National Planning Policy Framework.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

The 2023 update of the five-year housing land supply position for Kirklees shows 3.96 years supply of housing land, and the 2022 Housing Delivery Test (HDT) measurement which was published on 19th December 2023 demonstrated that Kirklees had achieved a 67% measurement against the required level of housing delivery over a rolling 3-year period (against a pass threshold of 75%).

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Policy LP3 of the LP is also of relevance insofar as it requires development to deliver homes in a sustainable way.

Policy LP7 of the Kirklees Local Plan states that should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value and a net density of at least 35 dwellings per hectare should be provided. Principle 4 of the Housebuilders Design Guide seeks to ensure a density of 35 dwellings per hectare or more is achieved.

The proposal would see the conversion of an existing building, which is a listed building, for 5 dwellings. The density of the development is considered to be suitable in this case given the constraints of the site and that a higher density has potential to impact on a number of other considerations such as access, land stability, flood risk, ecology and other matters.

The proposal is therefore considered to meet the requirements of the aforementioned policies in terms of contributing to continued use of a listed building and to the provision of housing in the district.

Principle of development - Conclusion

It is considered that the proposal would contribute to the continued use of a listed building and subject to being considered acceptable when weighed against all other considerations it is concluded that the principle of the development can be considered acceptable.

Consideration of the applicable material considerations in relation to this proposal is subsequently undertaken in the following sections of this report.

2 – Impact on character and appearance of the area (including impact upon historic environment):

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*

Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework are relevant. Policy LP35 states the following:-

‘development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.’

Furthermore paragraphs 212 and 213 of the National Planning Policy Framework state the following:- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional a) assets of the highest significance, notably schedules monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.

The application has been submitted with a Heritage Statement, which acknowledges the site is outside of the Conservation Area but does relate to a Listed Building. The Statement sets out that original window openings will be maintained and sensitively restored, with some blocked up openings opened up where the scheme permits.

The statement goes on to detail that the Mill Building has stood redundant for a number of years and typifies what has happened to several sites around the local area and has been extensively changed and re-modelled during its lifetime. The brick outbuilding to the south of the mill is detailed as being built in the 20th century and considered to be of poor quality within the Heritage Statement but typical of a development widely seen across the textile industry in the locality.

The Council’s Conservation Team has been consulted regarding the proposed development, on four occasions following submission of further details / plans. The Conservation Team note that the internal space within this narrow mill building is mostly open plan on all levels, and this contributes to its significance. They further note that the proposed floor plans show extensive subdivision, particularly on the ground floor, with less subdivision on the upper three floor which provides some legibility of the historic plan form. They go on to advise that they support the conversion and restoration of this prominent historic mill building to provide a sustainable use and ensure its future viability and maintenance.

Within their response the Conservation Team confirm they have no objections to the demolition of the derelict early 20th century brick structure or the principle of sensitive redevelopment on this part of the site. In relation to the

dwelling proposed on this part of the site, the Conservation Team recommend a condition be in place on any grant of planning permission requiring submission of a scheme of materials of construction.

Following the submission of the plans against which the associated listed building consent application has been assessed, the Conservation Team advised a number of points / matters that needed to be the subject of condition(s) which are included upon the listed building consent. The following constitutes the points / matters that were raised and are necessary to be considered as part of this application for planning permission:

- A circulation tower is proposed on the west gable, set back from the façade. The proposal has been amended to show a pitched roof set against the main building and below the ridge line. We accept the introduction of this structure to maximise useable floorspace within the building and would recommend that construction details and external materials are submitted if the application is supported. Solar panels appear to be shown on the south pitch of this tower and these should be omitted, and the applicant needs to confirm that the green living wall has been omitted from the proposal.

A condition of any approval would require details of materials of construction to be submitted to the LPA for written approval.

Taking account of the submitted Heritage Statement and the amended scheme put forward, as well as the response of the Council's Conservation Team and consideration of the associated LBC application it is considered that the principle of the redevelopment as set out as part of this application is acceptable.

Furthermore, whilst further details are considered to be necessary in this case to ensure the impact of the redevelopment of the site would be acceptable, it is concluded that these are addressed by the inclusion of appropriately worded conditions upon the listed building consent with the further outstanding matters able to be addressed through inclusion of a materials of construction condition upon any grant of permission.

The proposal would see the construction of a building which appears to accommodate a number of solar panels within the roof, on the basis these are sensitively designed (as annotated within the plan to be within the fabric of the roof) it is considered the open car port building would not significantly affect the setting of the listed building.

Artificial lighting has potential to impact upon visual amenity / the setting of the listed building. On the basis of a condition ensuring any lighting is suitably controlled / designed the proposal is considered acceptable in this regard.

The overall impact of the proposal is considered to cause less than substantial harm, given there would be a number of interventions to the building which would change the character of the building from that of its

original use. However in this case there is a clear public benefit in securing the continued operation of the building and ensuring it does not fall into a state of such disrepair it is at risk of being lost.

On the basis of the inclusion of the recommended condition, the proposal is considered to be acceptable and accord with the aforementioned policy / legislation.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

"…maintain appropriate distances between buildings' and *'…minimise impact on residential amenity of future and neighbouring occupiers."*

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Policy LP52 is considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions.

Policy LP11 sets out that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities.

Principle 6 of the House Builders Design Guide sets out that residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.

Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

To the north and east of the site, the nearest neighbouring buildings are identified as being commercial properties within the Council's mapping system. Beyond these, the nearest residential property is at a distance of 34m (to the north east). The nearest to the immediate north is at a distance of 46m.

The extent of the additional built form and the distance of the proposal from neighbouring occupiers is such that it is considered the development would not have a significant impact as a result of overshadowing, oppressiveness or

leading to unacceptable levels of overlooking. It is therefore concluded that the development is impact in relation to neighbouring residential occupiers.

Future Occupiers

The Council's Envionmental Health Team set out that they have concerns in relation to noise and odour as a result of the proposed development. They state in their consultation response that the proposed development is surrounded by existing commercial/industrial premises and is located near a working railway line, noise from which could give rise to loss of amenity to the future occupiers.

They also set out in their response that as the site of the proposed development is surrounded by existing commercial/industrial premises, odours from which could give rise to loss of amenity to the future occupiers.

They set out that to ensure the impact of the development is not significant in relation to noise and odour any grant of permission is subject to conditions requiring submission of a noise report which determines the existing noise climate, predicts the noise climate for various rooms and attenuation as necessary to mitigate the impact.

In addition a condition relating to an odour impact assessment which identifies the source of odour in the vicinity, impact from such odour and mitigation to be undertaken if necessary.

It is noted that the site is in close proximity to a number of commercial buildings, of which the mill building formed one. The response of the Environmental Health Team was provided at the point when the scheme sought permission for 2 dwellings as well as conversion of the mill building.

In this case it is considered that, given the requirement to balance the impact of the proposal against the fact the site is a listed building, and that mitigation measures have the potential to conflict (such as installation of mechanical ventilation / window trickle vents) in this case it is considered inclusion of the recommended conditions cannot be substantiated when factored against the benefits of the development in terms of securing the continued use of the existing mill building. This conclusion is drawn on the basis the proposal is not significantly closer to existing commercial units than existing residential uses in the vicinity and that the impact of the commercial / residential mix of uses in proximity to one another (and any resultant conflict) is unlikely to be significantly greater than that which exists already.

The proposal would see 2.no units at ground floor, which are 2bed (1 storey) properties. They have a floor space of 67m^2 and 69m^2. This is a marginal shortfall of the 70m^2 requirement of the NDSS / principle 16. At the first, 2nd and 3rd floor 2 bedroom units are proposed, which have a floor space of over 130m^2. All of the units are well served by windows and natural light. On balance, given the fact the proposal will see the continued use of a listed building it is considered the shortfalls can be accepted in this case having

regard also to the coherent layout of the ground floor units and fact they benefit from a high level of openings / natural light.

Artificial lighting has potential to impact upon residential amenity of neighboring / future occupiers. On the basis of a condition ensuring any lighting is suitably controlled / designed the proposal is considered acceptable in this regard.

Two of the units would benefit from balconies which provide a level of amenity space which is reasonably private (although visible at distance). The site is also in proximity to open space which can be utilised by the public. Space within the wider site can be utilised by occupiers of the site also. Therefore, given the layout and proximity to other open spaces and fact it would see continued use of a grade II listed building, it is considered the proposal is acceptable having regard to principle 17.

It is therefore concluded that, with regard to residential amenity, the proposal is acceptable.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Principles 12 and 19 of the Housebuilders design guide which seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

The application has been amended to conversion of the mill building only, following this amendment the Highways Team was further consulted. Swept paths were submitted following the amendment to demonstrate turning areas and how they would be utilised as well as areas for parking, cycle storage and bin storage.

Following further consultation the Highways Team stated they had no objection to the scheme on the basis of the following conditions.

- Surfacing of parking areas (in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)
- All turning / parking areas to be retained for the lifetime of the devt
- No storage in turning / parking areas

Further to the above, given the potential for the visual impact of any cycle / bin storage areas to impact upon the setting of the listed building, it is considered necessary to include conditions requiring submission of a scheme relating to the cycle storage area (in terms of the secure coverage / structure to be undertaken) and which also requires submission of a scheme relating to waste storage including any associated structures. It is considered suitable surfacing can be achieved through inclusion of a materials of construction

condition, particularly taking account of the fact surfacing will need to be sympathetic to the setting of the site in relation to the listed building.

On the basis of the inclusion of the recommended conditions the proposal is considered to be acceptable in this regard, in accordance with the aforementioned policies.

5. Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Principle 18 of the Housebuilders Design Guide sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy. Proposals should seek to design water retention into proposals.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

Given the scale of the proposal it is considered appropriate to require vehicle charging facilities as a condition of any grant of permission to ensure a level of mitigation in relation to carbon reduction measures is provided as part of the development. Subject to inclusion of the recommended condition the proposal is considered to be acceptable in this regard.

6. Other Matters

Drainage / Flood Risk

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance

document are considered to be relevant in terms of foul / surface water drainage.

Policy LP27 of the Kirklees Local Plan relates to flood risk and sets out, amongst other things, a site specific flood risk assessment and inclusion of flood mitigation measures be undertaken for developments.

The application has been submitted with an accompanying assessment of flood risk. Specifically a revised FRA prepared by TJ Booth Associates referenced rep-tjba-garside-bankgate mills-FRA-151025, Revision 2 and dated October 2025.

From review of the revised flood risk assessment and the revised plans and land stability information (submitted June / September / October 2025) the Environment Agency have stated that they note the lower ground floor is omitted, finished floor levels will be no lower than 160.905m AOD (above ordnance datum) the footprint of the new residential building will be no greater than the existing mill and access / egress is achievable via flood zone 1.

In addition they set out that the earthworks drawing titled ‘earthworks stability – external works plans & sections A1, B1 & C1’ dated Sept 25 details that no new material will be introduced to the area and the required bank stability shall be achieved through re-grading the existing bank back from its current position.

On such a basis the EA confirm they remove their initial objection which was in place, on the basis that a condition is imposed requiring finished floor levels be set no lower than 160.905 metres above ordnance datum and that the bank stability works shall not encroach into the water course beyond the existing line of the bank as shown in the submitted drawing relating to land stability.

Informative notes in relation to the requirement for a permit or exemption and in regard to guidance / final approval required to be obtained from the ‘Qualified Reservoir Panel Engineer’ are recommended by the Environment Agency.

The Lead Local Flood Authority has stated they have no comment to make in relation to the proposal. The Canal and Rivers Trust note the drainage arrangements set out in the submitted scheme, and do not raise objection.

Having regard to the response of the Environment Agency, the scheme as proposed and the extent of works within areas at risk of flooding, it is considered that the proposal would not have a significant impact in relation to flood risk or the existing water course. This conclusion is drawn on the basis the condition recommended by the Environment Agency as well as their recommended informative notes are included upon any grant of permission.

The scheme has removed the proposed dwellings from the bank slope, and in turn removed residential elements within parts of the site which are at a higher

risk of flooding. Weighing up the response of consultees, the revised scheme and the amendments submitted it is concluded that subject to condition the proposal would be acceptable in this regard.

Land Stability

Policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The application has been submitted with an accompanying assessment of land stability with the most recent documents being the following:

- Slope Stability Assessment dated Sept 25
- Slope stability calculations dated 23rd October 2025

The site is in close proximity to infrastructure which the Canal and River Trust owns / operates including a overflow route for water within Slaithwaite reservoir. As a result the Canal and River Trust has been consulted regarding the proposal. There has been a number of objection responses made by the Canal and River Trust, in response to these the applicant has submitted the most recent documents listed above.

Following review of the most recently submitted information the Canal and Rivers Trust set out that they have reviewed comments from the applicant's consultants (dated 14th October 2025) and has also undertaken a meeting with the applicant and their consultant on 23rd October 2025 to address the matters of objection raised previously. Furthermore, the Trust was provided revised calculations (dated 23/10/2025) to incorporate sliding checks.

In response to the additional details received, and clarifications from the applicant's consultant on the proposed earthworks, the Trust is satisfied that the earthworks proposed by the applicant reduce risks of land instability that could otherwise impact the safe operation of the reservoir spillway.

Within their response they clarify that they consider the analysis of overturning around the toe can be considered the worst case scenario, and that analysis of overturning of blocks higher up the wall is not required; and that it is confirmed that free draining backfill material to the new wall will be included to allow groundwater to drain towards lower ground.

They recommend that conditions are included upon any decision that sets out that works are undertaken in accordance with the submitted details and upon completion a verification report by a suitably qualified practitioner be submitted to the LPA for written approval.

Within their response the Canal and River Trust further specify that precautions are undertaken during the stabilisation works on site to ensure

that no excessive loading occurs onto the land, and to protect the spillway from potential debris or runoff from exposed soils. Works to the land should be carried out in accordance with relevant existing health and safety legislation. Excavation activity would also need to be sequenced appropriately to minimise the risk of land slips during the works. A management plan is therefore considered necessary to be submitted and required as a condition of any grant of permission.

The impact of the development in relation to land stability is a key consideration to the determination of this application. Multiple revisions of the scheme have been undertaken to address this issue, specifically to remove dwellings proposed upon the sloping land within the site and reducing the extent of built form to this land.

The content of the submitted detail and response of the Canal and Rivers Trust is considered to lead to the conclusion that land stability has been sufficiently dealt with to the extent that conditional approval of the scheme in this regard could be granted.

Taking account of the response of the Canal and Rivers Trust and the reduced scale and nature of the proposed development it is concluded that the development is acceptable in this regard and subject to condition meets the requirements of the aforementioned policies.

Contaminated Land

Within the response of the Environmental Health Team they set out that the site is in an area identified as being at risk of contamination. Conditions are recommended relating to ground investigations and remediation. Given the proposal is now seeking change of use of the building only, and the requirements of building regulations, it is considered it would be unreasonable of the LPA to insist upon submission of a full assessment of land quality in this case given the only building which is now proposed would serve a car port in conjunction with the mill for which conversion is sought to residential. In the circumstances it is considered a reasonable and proportionate approach for a condition to be imposed requiring investigation, remediation and verification in the event unexpected contamination is encountered.

Archaeology

Policies within Chapter 16 of the NPPF and part 2 of policy LP35 of the Kirklees Local Plan are relevant, insofar as LP35 is relevant it states the following:

> *In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ Kirklees Local Plan - Strategy and Policies 141 14 Historic environment preservation is not justified, the developer will be required to make*

adequate provision for excavation and recording before or during development.

Within their response of 24th August 2022, West Yorkshire Archaeology set out that the first mill at Bank Gates dates to 1814 combined steam and water power. This is shown on the First edition Ordnance Survey 6" to the mile map of 1854. This part of the mill was destroyed by a fire in 1877. As a listed building illustrating the development of the textile industry in Kirklees they recommend that an archaeological and architectural record is made prior to any demolition or conversion taking place. On the basis of the inclusion of this condition the proposal is considered to be acceptable having regard to its archaeological impact.

Trees

Policy LP33 of the Kirklees Local Plan states that the Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

The Councils Trees Team have advised that although the proposal involves the loss of some trees (4 category C trees and 1 Category C group) from within woodland (TPO 37/95/W1), the few trees needing to be removed to facilitate the development are of relatively low value and their loss would have a minimal impact on the amenity of the area. This advice was provided on the basis of the scheme which sought permission for 2 dwellings in addition to the conversion of the mill. Since this advice has been provided the scheme has been reduced in scale.

Within their advice they stated that on the basis the proposed mitigation plan is adhered to, the result of this development should lead to an increase in tree cover and provide an improved amenity in the future. They confirm they have no objection to this proposal recommending that before any permission is granted the number, locations, size and species of trees to be planted and a 5-year period of aftercare with any failed trees to be replaced be agreed or conditioned as part of the planning permission.

Given the scheme has been reduced in terms of the extent of built form within the area trees are located it is considered that, having regard to the extent of the development proposal now sought and given the issues relating to land stability (which could be affected by further planting in the site) the proposal is acceptable having regard to impact upon trees when weighing up the matters relating to this development, specifically the land stability issues, fact the proposal would see the provision of further dwellings and would facilitate the continued use of the listed building.

The proposal is therefore concluded to be acceptable in this regard, in accordance with the aforementioned policies.

Ecology & Biodiversity

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Within their initial response the Ecology Team request further survey be undertaken in relation to bats. A further survey dated 19th September 2022 was submitted. It is noted that the building to be converted is a listed building which has the potential to accommodate bats which are a protected species.

The proposal would see the demolition of an existing building; it is noted time has elapsed since the date of the surveys which were undertaken. It is considered it would be unreasonable of the LPA to insist upon the submission of further surveys. This conclusion is drawn particularly in light of the fact the scheme has also been amended and a lesser extent of development of land currently accommodating trees and vegetation would take place.

It is therefore reccommended that an informative note be included drawing the attention of the applicant to the protection of bats in law. In this case it is likely a license would be required to be issued by the relevant authority, registration of the site under the Bat Mitigation Class Licence or Earned Recognition Scheme should bats be encountered. Having regard to the submitted surveys in relation to bats, subject to inclusion of an appropriately worded informative, and condition requiring lighting to be agreed by the LPA should artificial lighting be installed, the proposal is considered to be acceptable in terms of impact upon bats. On this basis the proposal is concluded to be acceptable.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development is considered to benefit from the small sites exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and there is no required for BNG to be provided in respect of the aforementioned legislation. This is due to the fact the application was submitted prior to April 2024.

On the basis of the inclusion of the recommended condition / informative note the proposal is considered to be acceptable with regard to ecology.

7. Conclusion

The NPPF has 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, the

proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2022/92459

Officer Recommendation: Conditional Full Permission

Conditions

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 (as amended).

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 to accord with Policies LP1, LP2, LP3, LP7, LP11, LP21, LP22, LP24, LP27, LP28, LP30, LP31, LP33, LP35, LP51, LP52 and LP53 of the Kirklees Local Plan, Principles within the Housebuilders Design Guide and policies within Chapters 2, 9, 12, 14, 15 & 16 of the National Planning Policy Framework

3. Development above slab/foundation level shall not commence until details of all external materials including walls, roofing materials, solar panels, doors, surfacing, rainwater goods and colour finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials and colour finishes other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.
   Reason: In the interests of visual amenity and to ensure the development has an acceptable impact upon a Grade II listed building to accord with policies LP2, LP24 and LP35 of the Kirklees Local Plan, principles 2 and 13 of the Council's adopted Housebuilders Design Guide SPD and policies within chapter 12 of the National Planning Policy Framework.

4. In the event that contamination not previously identified by the developer is encountered during the development, 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. Groundworks in the affected area shall not

recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord with LP53 of the Kirklees Local Plan and policies contained within Chapter 15 of the National Planning Policy Framework.

5. No demolition/development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme archaeological and architectural recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: To ensure the impact of the development with regard to archaeolgocal importance is satisfactorily recorded to accord with policies within Chapter 16 of the National Planning Policy Framework and part 2 of policy LP35 of the Kirklees Local Plan.

6. No external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall demonstrate conformance with established guidance document Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. The submitted scheme shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. No external artificial lighting shall be erected within the site other than that which has been approved by this condition which shall be retained thereafter.
Reason: In the interests of visual amenity, preserving the setting of a listed building, residential amenity and biodiversity and in accordance with Policies LP24, LP30 & LP35 of the Kirklees Local Plan and

policies within Chapters 12, 15 and 16 of the National Planning Policy Framework.

7. Prior to the development being brought into use, the vehicle turning and parking areas upon submitted drawing 12revJ shall be provided for vehicular turning and parking, used for no other purpose and thereafter retained throughout the lifetime of the development.
Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of the Councils adopted House Builders Design Guide, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework.

8. Notwithstanding the plans submitted, the development shall not be brought into use until secure, covered, cycle parking facilities have been provided in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall thereafter be retained.
Reason: To ensure adequate cycle storage is provided for occupiers of the development hereby approved to accord with Policies LP21 and LP22 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and policies contained in chapter 9 of the National Planning Policy Framework.

9. Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing
    (i) the location, design and materials of all bin storage areas/enclosures and recycling storage areas for the residential and commercial aspects of the scheme and
    (ii) bin presentations points for collection of wastes has been submitted to and approved inwriting by the Local Planning Authority.
The development shall not be brought into use until the works required have been completed/provided, which shall thereafter be retained.
Reason: To ensure adequate waste storage facilities are provided in the interests of visual and residential amenity and highway safety to accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan, Kirklees Waste Management Design Guide for New Developments and policies contained within chapters 12 and 15 of the National Planning Policy Framework.

10. Prior to the development being brought into use, 5.no vehicle spaces shall have dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles provided of 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.

The development shall not be brought into use until the the charging points are installed and operational and which shall be retained as such thereafter.
Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with policy LP51 of the Kirklees Local Plan, principle 18 of the Housebuilders Design Guide and policies within Chapters 2, 9 and 15 of the National Planning Policy Framework.

11. The development hereby approved shall be undertaken in accordance with the works to stabilise the slope to the South West of the site as detailed upon submitted drawing 250722Rev0, the Structural Survey by TJ Booth Associates received 23/09/2025 and the Structural Calculations by TJ Booth Associates received 23/10/2025. The development shall not be brought into use until a verification report by a suitably qualified practitioner has been submitted to, and approved in writing by the local planning authority to confirm satisfactory completion of the stabilisation works which shall thereafter be retained for the lifetime of the development.
Reason: to ensure land stability is ensured as a result of the development to accord with policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework

12. Prior to the commencement of the works to stabilise the slope to the South West of the site pursuant to condition no.13, a statement of works shall be submitted to, and approved in writing by, the Local Planning Authority which details how the stabilisation works will be carried out. The submitted statement shall include:
    i) A written specification to detail the sequencing of excavation works on site;
    ii) Measures that will be employed to prevent the runoff of silt-laden water or debris towards the spillway to Slaithwaite Reservoir; and
    iii) The location of stockpiles and fuels to be stored on site.

    Following the issuing of the written approval of the statement of works by the Local Planning Authority the development shall be undertaken in accordance with the approved statement of works.
    Reason: to ensure land stability is ensured as a result of the development to accord with policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework

13. The development shall be carried out in accordance with the submitted flood risk assessment by TJ Booth Associates referenced rep-tjba-garside-bankgate mills-FRA-151025, Revision 2 and dated October 2025, and the following mitigation measures it details:
    a) Finished floor levels shall be set no lower than 160.905 metres above Ordnance Datum (AOD)
    b) The bank stability works shall not encroach into the watercourse beyond the existing line of the bank, as shown in the drawing titled “earthworks stability – external works plans & sections A1, B1 & C1” dated Sept 25.

    The development shall not be brought into use until it has been completed in accordance with measures a) and b) of this condition which shall be retained thereafter.

    Reason: to reduce the risk of flooding to the proposed development and future occupies as well as to prevent flooding elsewhere to accord with policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

NOTE Paragraph 197 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner

NOTE: The applicant/developer is advised to contact the Canal & River Trust’s Works Engineering Team via switchboard on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works would comply with the Trust’s “Code of Practice for Works affecting the Canal & River Trust

NOTE: All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants http://www.association-of-noiseconsultants.co.uk/ (020 8253 4518) or the Institute of Acoustics http://www.ioa.org.uk (0300 999 9675) for a list of members.

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: The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge

• altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
• building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
• dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
• diverting or impounding the flow of water or changing the level of water in a main river
• quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
• any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
• any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
• any activity within 16 metres of a sea defence structure
• activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-gency.gov.uk. A permit will not be automatically forthcoming even when planning permission has been granted, and it is advised the Environment Agency is contacted with at the earliest opportunity.

NOTE: The works are in the immediate vicinity of a reservoir structure. Guidance and final approval must be obtained from the Qualified Reservoir Panel Engineer (also known as the Reservoir's Supervising Engineer) for the reservoir before any construction can be approved. They may dictate a Reservoir Construction Engineer needs to be appointed for the duration of the works. The current Supervising Engineer will have been appointed by the reservoir owner and therefore contact needs to be sought through them to ensure the correct engineer is identified. The Flood Risk and Drainage Teams at the Council and Canal and Rivers Trust (CRT) (the reservoir owners) will hold further information on the reservoir spillway and any other culverts / privately owned assets within this area in relation to the development.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in

question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Location Plan	3486 (LP) 01	21/07/2022
Existing topographical plan	8415/1	21/07/2022
Existing Elevations	3486 (0-) 01	21/07/2022
Existing Outbuilding Elevations	3486 (0-) 02	21/07/2022
Existing site plan	3486 (0-) 03	21/07/2022
Proposed Elevation Plan	3486(0-)16revJ	10/06/2025
Proposed Floor Plan	3486 (0-) 15 Rev J	10/06/2025
Proposed Floor Plan	3486 (0-) 14 Rev J	10/06/2025
Proposed Floor Plan	3486 (0-) 13 Rev I	10/06/2025
Proposed Floor / Site Plan	3486 (0-) 12 Rev J	10/06/2025
Proposed Elevation Plan	3486 (0-) 18 Rev I	10/06/2025
Swept Path drawing	04RevA	10/06/2025
Swept Path drawing	03RevC	10/06/2025
Swept Path drawing	02RevC	10/06/2025
Swept Path drawing	01Rev D	10/06/2025
Land stability plan	250722Rev0	23/09/2025
Design and Access Statement	3486	21/07/2022
Bat Survey	MBE/BAT/2022/66/2	9/08/2022
Arboricultural Impact Assessment	WC-118.1b	18/08/2022
Transport Note		20/02/2023
Balustrade Detail photograph		12/05/2023
Slope Stability Assessment dated Sept 25		23/09/2025
Slope stability calculations dated 23rd October 2025		27/10/2025
Flood Risk Assessment rev 2 dated October 2025		3/11/2025

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 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. Extensive discussions took place over several years with subsequent amendments, to achieve a scheme which could be deemed supportable by the LPA.

Coal – low