**Town and Country Planning Act 1990**

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

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2022/62/93033/W**

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**To:** Yousaf Qazi
H N A Architects Ltd
Temple Works
Temple Street
OLDHAM
OL1 3NJ

**For:** MR DAX BRADLEY

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-**

ERECTION OF 4 DWELLINGS

**At:** LAND AT, STATION ROAD, MELTHAM, HOLMFIRTH, HD9 4NL

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**In accordance with the plan(s) and applications submitted to the Council on 05-Oct-2022, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of this permission.
**Reason:** To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
**Reason:** For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP11, LP20, LP21, LP22, LP24, LP30, LP33, LP51, LP52 and LP53 of the Kirklees Local Plan, Chapters 2, 4, 5, 9, 12, 14 and 15 of the National Planning Policy Framework and principles 2, 5, 6, 9, 12, 13, 14, 15, 16, 17, 18 and 19 of the Housebuilders Design Guide Supplementary Planning Document.

3. Before the hereby approved dwellings are brought into use, one electric vehicle recharging point shall be provided within the dedicate parking area to serve each of the dwellings (resulting in 4 EVCP). Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16Amps and a maximum demand of 32Amps. The electric vehicle charging points so installed shall thereafter be retained.
**Reason:** To encourage ultra-low emission vehicles in the interests of air quality and to accord with the guidance contained in Chapter 9 and Chapter 15 of the National Planning Policy Framework, the West Yorkshire Low Emissions Strategy, Policy LP24 of the Kirklees Local Plan and Principle 18 of the Housebuilders Design Guide.

4. Notwithstanding the submitted plans, the development hereby approved shall be completed from the materials of construction and colour finishes detailed within the submitted External Materials Statement, ref: 1381/EMS. The development shall not be brought into use until the development has been completed in accordance with the materials of construction detailed within the submitted External Materials Statement, ref: 1381/EMS. The materials of construction shall be thereafter retained for the lifetime of the development.
**Reason:** In the interests of visual amenity to accord with Policies LP11 & LP24 of the Kirklees Local Plan, Principle 13 of the Councils adopted Housebuilders Design Guide SPD and policies contained within Chapter 12 of the National Planning Policy Framework.

5. The development hereby approved shall not be brought into use until the foul, surface and land drainage infrastructure detailed within submitted plans BV Consulting – 1309-903 Rev P1, Drainage Layout Phase 2, BV Consulting – 1309-904 Rev P1, Hard Paving Specifications Phase 2, BV Consulting – 1309 – Trench Soakaway for Plot 8, BV Consulting – 1309 – Trench Soakaway for Plot 11, BV Consulting – 1309 – Permeable Pavement Plot 8, BV Consulting – 1309 – Permeable Pavement for Plot 11, TBA Ltd – 6993.01 Rev F, Landscape Proposal. The foul, surface and land drainage infrastructure approved by this condition shall be thereafter retained.
**Reason:** To ensure that adequate measures are put in place to ensure the provision of adequate and sustainable means of drainage to ensure that the development accords with Policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

6. Notwithstanding the approved plans, the windows contained within the side elevations (to the east and west) of the dwellings hereby approved to serve the W.C, utility, bathroom, and en-suite's, shall be fitted with obscure glazing minimum Grade 4. Notwithstanding the provisions of Section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the windows shall thereafter be so retained obscurely glazed.
**Reason:** To protect the amenity of the future occupiers of the dwellings, in accordance with LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principle 6 of the Housebuilders Design Guide SPD.

7. Remediation of the site shall be carried out and completed in accordance with the approved Remediation Statement by ARC Environmental, dated 4th July 2022 (ref: 22-174). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Reports is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.
**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

9. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.
**Reason:** In the interests of access and highway safety to accord with policies LP21 & LP22 of the Kirklees Local Plan and the Council's adopted Highways Design Guide.

10. The boundary treatments for each dwelling shall be in accordance with those set out upon 1381-P-005 Rev B. No dwelling shall not be brought into use until the boundary treatment relating to that dwelling has been completed. The boundary treatments shall be thereafter retained.
**Reason:** In the interests of visual amenity to accord with Policies LP11, LP24 & LP30 of the Kirklees Local Plan, Principles 7, 9 & 13 of the Council's adopted Housebuilders Design Guide SPD and policies contained within Chapter 12 & 15 of the National Planning Policy Framework.

11. The development hereby approved shall not be first occupied until the lighting scheme detailed within the submitted document titled 'Environmental Lighting Impact Assessment Report' ref: SHD828-SHD-HLG-STAT-RP-EO-Lighting Assessment Report- R0 has been completed. The lighting scheme shall thereafter be retained in accordance with this document.
**Reason:** In the interests of visual amenity, residential amenity, biodiversity and highway safety and to accord with Policies LP11, LP21, LP22, LP23, LP24, LP30 and LP52 of the Kirklees Local Plan, Principles 7 & 9 of the Housebuilders Design Guide SPD, Chapters 12 and 15 of the National Planning Policy Framework and the Council's adopted Highways Design Guide SPD.

12. The entirety of the construction phase of the development hereby approved shall be undertaken in accordance with the submitted Environmental Management Plan by Brierstone Ltd, dated 10th May 2022 and submitted plans titled Planning Condition 12 CEMP Traffic Plan and Statement, dated 12th October 2022, and Phase 2 CEMPT Traffic Plan and Statement, dated 14th October 2022.
**Reason:** In the interests of highways safety, including users of the public right of way and amenity of nearby occupiers to accord with Policies LP21, LP24 & LP52 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

13. The development shall not be brought into use until the in-curtilage vehicular parking areas and the proposed vehicular turning head marked 'TURNING HEAD' on submitted drawing ref: 1381-P-005 Rev B have been constructed and surfaced in accordance with the detailed specification set out in drawing ref 1381-P-005 Rev B. Thereafter the turning head shall be retained for the unobstructed use for the turning of vehicles and the parking spaces retained in accordance with the detailed specification set out in the aforementioned drawing.
**Reason:** In the interests of highway safety, to ensure appropriate access to the site for service vehicles, in the interests of users of the Public Right of Way which runs along Station Road, to mitigation flood risk and to accord with Policies LP21 and LP28 of the Kirklees Local Plan, Chapter 14 of the National Planning Policy Framework and the Council's adopted Highways Design Guide SPD.

14. Prior to occupation, a "lighting design strategy for biodiversity" for the access route shall be submitted to and approved in writing by the local planning authority. The strategy shall:
(a ) Identify those areas/features on site that are particularly sensitive for bats and otters and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key area of their territory, for example, for foraging; and
(b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
**Reason:** To avoid indirect impacts to bats and other local species in the interests of ecological mitigation, to comply with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

15. Development shall be carried out strictly in accordance with the hereby approved Ecological Design Strategy Report, by Brierstone Ltd Ref. 18464/HC dated 1st July 2022, revised 6th July 2023, and shall be implemented in the first planting and seeding seasons following the first use of the dwellings or on completion of the development, whichever is the sooner. All features shall be retained in that manner thereafter.
**Reason:** In the interest of preserving and enhancing local ecological value and visual amenity so as to accord with Policies LP24 and LP30 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

16. Within the first planting season following the substantial completion of the development hereby approved and before first occupation of the dwelling to which it relates, the soft landscaping of the site shall be completed in accordance with the details and specifications within submitted drawing 6993.01RevF. Following completion of the landscaping scheme all areas of soft landscaping shall be retained as soft landscaping thereafter. If, within a period of at least five years from planting, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.
**Reason:** To ensure that there is a well laid out scheme of soft landscape in the interests of amenity and biodiversity of the site to accord with policies LP24 & LP30 of the Kirklees Local Plan, Principles 7 and 9 of the Council's adopted Housebuilders Design Guide SPD and policies within Chapters 2, 12, and 15 of the National Planning Policy Framework.

17. Prior to the occupation of the dwellings hereby approved, and notwithstanding the details shown within the submitted plans a detailed scheme for the proposed improvement works to Station Road, including surfacing/resurfacing, drainage, provision of a footway and timetable for the implementation and completion of the works shall be submitted to the Local Planning Authority. The submitted scheme shall include detail relating to surfacing of the carriageway being undertaken using the existing and reclaimed/new stone setts. Following the issuing of written approval of the scheme by the Local Planning Authority, the works to Station Road shall be provided in accordance with the approved timeframe and shall thereafter be retained as such.
**Reason:** In the interests of access and highway safety, including users of the public right of way to accord with Policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted Highways Design Guide.

**NOTE:** Public Footpath No MEL/23/60, which crosses the access road, shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without the prior written consent of the Local Planning authority.

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

**NOTE:** All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. 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.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

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

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Site Location Plan | 1381/SLP | A | 16th March 2023 |
| Phase two – Proposed site layout | 1381-P-005 | B | 16th March 2023 |
| Phase two – Proposed Street scene | 1381-P-006 | - | 29th September 2022 |
| Proposed Site Sections | 1381-P-007 | - | 29th September 2022 |
| House Type B – Floor Plans & Elevations | 1381/P/102 | - | 29th September 2022 |
| Trench Soakaway for Plot 11 | 1309 | - | 29th September 2022 |
| Trench Soakaway for Plot 8 | 1309 | - | 29th September 2022 |
| Permeable Pavement Plot 11 | 1309 | - | 29th September 2022 |
| Permeable Pavement Plot 8 | 1309 | - | 29th September 2022 |
| Topographical Land Survey | S22-390-1 | - | 29th September 2022 |
| Topographical Land Survey | S22-390-2 | - | 29th September 2022 |
| Drainage Layout Phase 2 | 1309-903 | P1 | 29th September 2022 |
| Hard Paving Specifications Phase 2 | 1309-904 | P1 | 29th September 2022 |
| Landscape Proposal | 6993.01 | F | 29th March 2023 |
| Phase 2 CEMP Traffic Plan and Statement | - | - | 15th December 2022 |
| Planning Condition 12 CEMP Traffic Plan and Statement | - | - | 14th October 2022 |

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| External Materials Statement – Supporting Information | 1381/EMS | - | 29th September 2022 |
| Design and Access Statement – Supporting Information | 1381/DAS | - | 29th September 2022 |
| Phase 1 Desk Top Study Report – Supporting Information | 15-154 | - | 20th December 2022 |
| Phase 2 Ground Investigation Report – Supporting Information | 16-273 | - | 20th December 2022 |
| Remediation and Validation Proposal Sheets – Supporting Information | 22-174 | - | 20th December 2022 |
| Supporting Highway Statement – Supporting Information | - | - | 29th September 2022 |
| Pod Point Install Guide – Supporting Information | PP_D-210079-2 S3-UK-H-IG | - | 29th September 2022 |
| Environmental Lighting Impact Assessment Report – Supporting Information | SHD828-SHD-HLG-STAT-RP-EO-Lighting Assessment Report-R0 | R0 | 10th February 2023 |
| Arboricultural Method Statement – Supporting Information | 221201 MS | - | 22nd December 2022 |
| Tree Survey – Supporting Information | 221201 | - | 22nd December 2022 |
| Letter titled Re: 2022/93376 - Land off Station Road, Meltham, Huddersfield by Arc Environmental dated 19th December 2022 – Supporting Information | - | - | 20th December 2022 |
| Letter titled 'RE: Land at Station Road, Meltham' dated 13th August 2015 – Supporting Information | 15-154.01L | - | 20th December 2022 |
| Environmental Management Plan (EMP) – Supporting Information | 029 | - | 18th January 2023 |
| Ecological Survey – Supporting Information | - | - | 29th September 2022 |
| Preliminary Ecological Appraisal – Supporting Information | - | - | 16th March 2023 |
| Ecological Design Strategy Report – Supporting Information | 18464/HC | Revised 6th July 2023 | 6th July 2023 |
| Statement on the Removal of Suspended Solids and Surface Water Management During Construction | - | - | 25th May 2023 |

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. During the course of the application a number of amendments and additional information has been requested from the applicants, following comments received from consultees. An amendment to the original red line boundary was also requested given the location and relationship between the proposed parking arrangements to the front of the dwellings would not be able to be provided within the originally submitted boundary.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.**

**It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.**

**Details Reserved by Condition**

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

**Development within a Coal Mining Area**

**The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.**

**Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority**

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

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

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

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

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

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

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

**The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area**

**Appeals to the Secretary of State**

- **If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.**
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:**

  **i) 28 days of the date of service of the enforcement notice, or**
  **ii) within the specified period, starting on the date of this notice,**

  **whichever period expires earlier.**

- **If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.**

- **The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.**

- **Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.**
- **You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.**
- **The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.**
- **The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.**
- **In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.**

**Please note, only the applicant possesses the right of appeal.**

**Purchase Notices**

- **If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.**

**In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.**

**An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.**

**Dated:** 11-Jul-2023

**Signed:**



David Shepherd
Strategic Director Growth and Regeneration

**Decision Documents**

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2022/62/93033/W.

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

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

**E-mail:** **dc.admin@kirklees.gov.uk**

**Write to:** Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL