

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:	2023/62/90984/W
Site Address:	Office 42, Prospect Business Centre, Prospect Street, Springwood, HD1 2NU
Description:	Change of use and alterations to convert second floor to 4 apartments
Recommending Officer:	Katie Chew

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.

John Holmes

AUTHORISED OFFICER

Date: 16th May 2023

Officer Report

Site Description

Office 42, Prospect Business Centre, Prospect Street, Springwood, HD1 2NU

The application site comprises of a large three storey L shaped building which recently gained approval to be converted into residential units. There is a car parking area provided to the south of the site, accessed from Prospect Street to the north.

To the north of the site is Huddersfield Fire Station, to the east and south is Outcote Bank (A62), and to the west adjoining the site is a small brewery.

Description of Proposal

The applicant is seeking planning consent for the change of use and alterations to convert the second floor to 4 No. 1 bed apartments.

Apartment 1 (to the south) – would have an internal floorspace of approx. 48sqm. This apartment would comprise of a bathroom, bedroom, kitchen/dining/living area.

Apartment 2 (in the middle to the north) – would have an internal floorspace of approx. 40sqm. This apartment would comprise of a bathroom, bedroom, kitchen/dining/living area.

Apartment 3 (in the middle to the south) - would have an internal floorspace of approx. 40sqm. This apartment would comprise of a bathroom, bedroom, kitchen/dining/living area.

Apartment 4 (to the north) – would have an internal floorspace of approx. 44sqm. This apartment would comprise of a bathroom, bedroom, kitchen/dining/living area.

The proposals also seek to increase the size of the existing windows along the eastern elevation of the building to allow sufficient light into the first and second floors of the building.

History of negotiations/amendments received

No amendments have been sought on this occasion.

Relevant Planning History

2022/94126 – Installation of new second floor to create 4 new apartments. Refused 1st March 2023. This application was refused as:

“1. The proposed development, by reason of the severely limited amount of useable internal floor space and restricted natural light, and outlook, from habitable room windows, would provide a poor standard of amenity to future occupiers contrary to paragraph 130(f) of the National Planning Policy Framework, Principle 16 of the Council’s adopted Housebuilders Design Guide Supplementary Planning Document and Policy LP24(b) of the Kirklees Local Plan”.

2022/92791 – Conversion of attic space to 4 apartments with the installation of 9 no. dormer windows. Refused 14th October 2022. This application was refused as:

“1. The inclusion of 9 no. contrived dormer windows on the east and western roof pitches of the host property, would result in incongruous and discordant additions to what is a traditional industrial building of simple and elegant construction, sited within a prominent location which is openly visible from numerous public vantage points. The dormer windows would not be in keeping with the character and appearance of the area too. The proposal would thereby cause detrimental harm to the visual amenities of the locality, contrary to Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 2, 13, 14 and 15 of the Council’s adopted Housebuilders Design Guide SPD.

2. The proposed development, by reason of the severely limited amount of useable internal floorspace for proposed apartment 3, would provide a poor standard of amenity to future occupiers of this apartment. Therefore, the development would be contrary to the aims of the National Planning Policy Framework paragraph 130(f), Principle 16 of the Housebuilders Design Guide SPD and Policy LP24(b) of the Kirklees Local Plan.”

2022/91659 – Conversion of attic space to 4 apartments. Refused 4th July 2022. This application was refused as:

“1. The proposed development, by reason of the severely limited amount of useable internal floorspace and lack of outlook would provide a poor standard of amenity to future occupiers. Therefore, the development would be contrary to the aims of the National Planning Policy Framework paragraph 130(f), Principle 16 of the Housebuilders Design Guide SPD and Policy LP24(b) of the Kirklees Local Plan.”

2021/93472 – Discharge of conditions 1. (Cycle storage facility) 2. (Collection of wastes) 3. (Air-quality impact assessment) 4. (groundworks) & 5 (noise) on previous permission no. 2021/92073 for Prior approval for change of use from office (Class B1a) to nine residential units (Class C3). Split decision 17th February 2022.

2021/93471 – Discharge of conditions 1 (secure cycle storage), 2 (collection of wastes), 3 (air quality impact assessment) and 4 (noise) on previous permission 2021/90459 for prior approval for change of use from first floor and attic offices to 17 apartments. Approved 16th February 2022.

2021/92073 – Prior approval for change of use from office (Class B1a) to nine residential units (Class C3). Approved 12th July 2021.

2021/90459 – Prior approval for change of use from first floor and attic offices to 17 apartments. Approved 12th May 2021.

2018/94097 – Certificate of lawfulness for proposed use of office for online ridesharing booking office. Granted 6th February 2019.

92/00826 – Erection of illuminated sign. Refused 7th April 1992.

91/00754 – Formation of car park and installation of emergency exit. Approved 26th March 1991.

Representations

Final publicity date expires:

Neighbour Letters – Expired 10th May 2023.

No representations have been received to date.

Officer note: We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters only, details of which are outlined above. Whilst it is acknowledged that a Public Right of Way runs to the south of the application site, given that the proposals seek a simple conversion, alterations to windows and the installation of a new floor internally, it is not considered that the scheme would impact or detract from this PROW, therefore the application has not been advertised via press or site notice in this instance.

Consultation Responses

KC Highways (Waste) – Comments received 18th April 2023. Officers outline that for 4 apartments 1x 1100 litre residual and 1 x 1000 litre recycling bins should be provided. The applicant is advised to read key design drive 27 of the adopted Kirklees Highways Design Guide SPD in respect of screening, fire risk, security and surfacing.

Parish/Town Council

N/A.

Local Ward Members

None.

Planning Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is unallocated within the Kirklees Local Plan but is located within a Bat Alert Area, Newsome Neighbourhood Area, and Coal Referral Area. It is also important to note that a Public Right of Way runs to the south of the site.

Officer note: Whilst it is acknowledged that the application site is location within a coal referral area, given the nature of the proposal is for change of use, with internal alterations to provide a new floor, and alterations to the existing windows, it is considered reasonable that a Coal Mining Risk Assessment is not required in this case.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP7 – Efficient and Effective use of Land and Buildings
- LP11 – Housing Mix and Affordable Housing
- LP20 – Sustainable Transport
- LP21 – Highways and Access
- LP22 - Parking
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Air Quality
- LP52 – Protection and Improvement of Environmental Quality

Other Guidance Documents:

- Kirklees Housebuilders Design Guide
- Kirklees Highways Design Guide
- National Design Guide
- Nationally Described Space Standards

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021 the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. In this instance the chapters of most relevance include:

- Chapter 2 – Achieving sustainable development
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving Well Designed Places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Summary of Principal Planning Issues

The following matters are considered in the assessment below –

1. Principle of development
1. Scale, design and visual impact of the proposed development
2. Impacts of the proposed development upon the privacy and amenity of neighbouring properties
3. Impact on highway safety
4. Other matters
5. Conclusion

1 – Principle of Development:

The proposal would lead to the formation of four residential flats; therefore, it is considered appropriate to consider the Council's housing land supply position.

The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement. The latest published five year housing land supply position for Kirklees, as set out in the Authority Monitoring Report (AMR), is 5.17 years. This includes consideration of sites with full planning permission as well as sites with outline permission or allocated in the Local Plan where there is clear evidence to justify their inclusion in the supply.

The Housing Delivery Test results are directly linked to part of the five-year housing land supply calculation. The 2022 Housing Delivery Test results have yet to be published and the government is currently consulting on changes to the approach to calculating housing land supply. Once there is further clarity on the approach to be taken, the council will seek to publish a revised five-year supply position.

Chapter 5 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

Furthermore, 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 the NPPF. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

The site is without notation on the Kirklees Local Plan, Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to state that:

‘The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area’.

In this instance Policy LP11 is also relevant as the scheme aims to create additional units within an existing residential block. Furthermore, the policy states 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 in line with the latest evidence of housing need’.*

Therefore, having taken into account general policies regarding the provision of an additional floor within Prospect Business Centre to provide 4 additional residential units, within the wider context, it is considered that the principle could be acceptable, subject to an assessment against all other material planning considerations below.

2 – Impact on Visual Amenity:

Chapter 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.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- Taking cues from the character of the built and natural environment within the locality.*
- Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.”*

Principle 14 of the Housebuilders design guide states that the design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials.

Principle 13 seeks to ensure consideration is given to use locally prevalent materials and finishing to reflect the locality.

The majority of the works proposed relate to internal alterations to provide a new second floor within the property for 4 residential units. External alterations are proposed, however, to the eastern elevation whereby the existing windows at first floor level are to be altered to allow windows to be installed to both the first floor and new second floor level to provide aspect and natural light into the apartments. Whilst this change will result in the loss of some of the detailing found within this elevation, the property is not listed and is not located within a Conservation Area, therefore these changes could likely be undertaken at the site already without the need for planning permission. Notwithstanding this, the windows to be installed will be reflective of the style and design of existing windows within the building and this alteration will also support the viable change of use of this building into residential units.

Taking the above into account, Officers consider the external changes to result in minimal harm to the existing building, and therefore it is concluded that the works would accord with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 2, 13 and 14 of the Housebuilders Design Guide SPD.

3 – Impact on Residential Amenity:

Sections B & C of the Kirklees Local Plan Policy LP24 which 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 occupiers.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states 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.”*

Given the location of the host building and that the majority of the proposals relate to internal works, the main concerns would relate to overlooking of any neighbouring properties.

To the south of the site approximately 21m away there is a row of terraced properties (nos. 31-37 Outcote Bank) which are located at a significantly lower ground level due to the sloped topography of Outcote Bank. Given the large separation distance and differences in land levels Officers consider that there would be no direct views into any habitable room windows and therefore there are no concerns with regards to the loss of privacy of these neighbouring properties. Furthermore, to the east and west the area relates to a more retail and commercial setting whereby there are no residential properties located within a close proximity to the site that would raise concerns with respect to residential amenity.

Amenity of future occupiers

Principle 16 of the Housebuilders Design Guide seeks to ensure that all new build dwelling should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Whilst the development here seeks to introduce a new floor into an existing building to allow for the creation of 4 new apartments and would not result in the construction of a new development, it is considered that the same basic ethos is relevant. The Council's adopted Housebuilders Design Guide SPD requires, within principle 16, that nationally described space standards are met to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupants.

In this instance Officers note that all 4 apartments would provide sufficient internal floor space in line with the Nationally Described Space Standards for a one person, one bedroomed, single storey apartment. All habitable rooms belonging to these apartments would all also have access to at least 1 window and therefore the future occupiers would have a sufficient outlook and natural light.

This is a material change from the scheme as previously refused (application 2022/94126) which sought a space standard below that which is set out in the NDSS. This part of the previous reason for refusal of permission is therefore considered to have been overcome.

In relation to Principle 17 of the Housebuilders Design Guide SPD, it is considered that the lack of outdoor amenity space is unfortunate. However, the proposed dwellings would be sited relatively centrally in Huddersfield and other apartments within the same building do not benefit from such space. therefore, this arrangement in this instance is considered acceptable.

It is also noted that the Council's Environmental Health Officers did request conditions on a previous and similar application at the site (app ref: 2022/91659), for the submission of a Noise Impact Assessment. Whilst these details have not been provided under this current application, details have been provided under application ref: 2021/93471 which sought to discharge conditions 1 (secure cycle storage), 2 (collection of wastes), 3 (air quality impact assessment) and 4 (noise) on previous permission 2021/90459 for prior approval for change of use from first floor and attic offices to 17

apartments and it is considered that the matter of noise could be dealt with by means of an appropriately worded condition should permission be granted.

In conclusion, taking the above into account it is considered that the proposals would not result in significant or detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Chapter 12 of the National Planning Policy Framework. The proposals are also considered to be in accordance with the Council's adopted house builders design guide SPD.

The proposed re design of the scheme, with improved outlook and space standard provided is considered to have overcome the previous reasons for refusal for previous applications (set out in the planning history section of this report) and there has been a material change in this case in relation to the scheme put forward which is considered to have overcome / addressed the previous reasons.

4 – Impact on Highway Safety:

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 12 of the Housebuilders Design Guide sets out, amongst other things that parking to serve dwellings should not dominate streets and should be to the side/rear. Principle 19 of the Housebuilders Design Guide states that provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

Whilst highway Officers have not been consulted on this occasion, they were consulted under a recent previously refused application for a similar scheme (app ref: 2022/91659) whereby they raised no concerns to the lack of off-street parking proposed given the site's sustainable location and that there are a number of public car parks within a short walk of the site. Officers have no reason to disagree with the previous comments and consider these relevant for this application, therefore there are no concerns with regards to access and parking at the application site.

Should the application be approved, a footnote should be included which highlights that the adjacent Public Right of Way to the south should remain unobstructed during and after construction. Alongside a condition which requires cycling parking provision to be provided at 1 space per dwelling, cycle parking provision should be supplied with the previously approved applications in mind, and account for sufficient storage for these additional 4 apartments.

Finally, evidence should be provided to show that the number of bins identified would be sufficient based on local waste collection guidance for new developments. This would need to be conditioned should planning permission be granted. It is therefore concluded that, subject to conditions, the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, principles 12 and 19 of the Housebuilders Design Guide SPD and the guidance contained within the National Planning Policy Framework.

5 – Other Matters:

Biodiversity

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are 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. Principle 9 of the Kirklees Housebuilders Design Guide is also relevant.

Whilst it is acknowledged that the application site is located within a Bat Alert Area, given the nature of the proposals and the location of the building in a very brightly lit urban area, it is considered unlikely that roosting bats would be disturbed during construction works, and that it is not proportionate to seek enhancements in this instance. However, an informative is to be provided should the application be recommended for approval.

Air Quality

The site of the proposed development is in Huddersfield town centre within 20m of an existing Air Quality Management Area (AQMA 9) and next to a road of concern. The proposal relates to the installation of a new second floor within the existing building to provide an additional 4 residential apartments. The concern is that although the development itself will not be adding to the local air pollution it will be introducing sensitive receptors into an area of existing poor air quality, where NO₂ concentrations are predicted to exceed the national air quality objective for that pollutant.

This issues has been raised before within previous applications at this site, whereby an Air Quality Impact Assessment by BWB (Ref: MCP2491-001)(dated: 20/12/2021), received 21st December 2021, and a Technical Note by BWB (Ref: MCP2491)(dated 20/12/2022, received 21st December 2021 were submitted to the council via discharge of condition applications ref: 2021/93471 & 2021/93472. Whilst these applications do not directly relate to the current proposals, they do refer to residential development within the same building and therefore their conclusions that the proposed development will not result in the expose of future residents to elevated pollutant

concentrations, are deemed to be acceptable in this instance and therefore a condition relating to the submission of this information is not required.

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.

Policy LP24 of the Kirklees Local Plan sets out expectations of sustainability regarding development proposals.

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.

Given the nature of the proposals for additional dwellings to an existing building, no special measures were required in terms of the planning application with regards to carbon emissions. However, the applicant has submitted a Climate Change Statement which outlines that the proposals will seek to provide extra insulation within the building, with heat pumps and a HMVA system installed. In addition, the timber frame is to be sourced from a local company. Taking the above into account, the proposed development would therefore comply with Policies LP24 and LP51 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide and Chapter 14 of the National Planning Policy Framework.

There are no other matters for consideration.

6 - 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 that the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve.

Decision Authorisation – Delegated Powers

Application Number: 2023/90984

Officer Recommendation: Approve with conditions.

Conditions and Reasons:

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.

1. 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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP7, LP11, LP20, LP21, LP22, LP24, LP30 and LP52 of the Kirklees Local Plan, principles 2, 5, 6, 9, 12, 13, 14, 15, 16, 17, 18 and 19 of the Housebuilders Design Guide SPD and policies within Chapters 2, 5, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.

2. The development shall not be brought into use until a scheme of waste storage arrangements for the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the bin presentation points and access for collection of wastes from the presentation points as well as the size of waste storage bins to be provided. The approved scheme shall be provided before the development is brought into use and retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi), Principle 19 of the Housebuilders Design Guide SPD and Chapter 12 of the of the National Planning Policy Framework.

3. The development shall not be brought into use until a scheme of cycle storage arrangements has 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 and shall thereafter be retained.

Reason: To comply with the Council's sustainability objectives and encourage sustainable travel in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, Principles 12 and 17 of the Housebuilders Design Guide and Chapter 9 of the National Planning Policy Framework.

4. The hereby approved development shall not be brought into use until all works specified within the Noise Impact Assessment for proposed development: Prospect House, Prospect Street, Huddersfield, West Yorkshire, HD1 2NU, Ref – AS21-36V2, dated 30th November 2021, received 1st December 2021, previously approved under application 2021/93471, granted 16th February 2022 (to satisfy/discharge condition 4 (Noise) imposed on previous permission 2021/90459 granted 12th May 2021) have been completed. Once the works have been carried out in full, such works shall be thereafter retained.

Reason: In the interests of amenity of the occupiers of these properties and to accord with the requirements of Policy LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a license. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If Bats are found then contact Natural England.

NOTE: The type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>

NOTE: Public Footpath Huddersfield 333/20 is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works.

The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. Public rights of way is based at Flint Street, Fartown, Huddersfield, HD1 6LG and the email address is publicrightsofway@kirklees.gov.uk

Plans and Specifications Schedule:

Plan Type	Reference	Web ID	Date Received
Location Plan	-	-	30 th March 2023
Floor Plans	NDP/379/FP	-	30 th March 2023
Sections Plan	NDP/379/FP	-	30 th March 2023
Existing	05	-	30 th March 2023

Elevations			
Proposed Plan and Elevations Section	06	B	30 th March 2023
Proposed Site Plan Discharge of Conditions	10DOC	A	30 th March 2023
Climate Change Statement – Supporting Information	-	-	4 th April 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 has, 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. No amendments have been sought on this occasion as the proposals are deemed to be acceptable upon submission.

Report Dated:

12/05/2023