

Our Ref: LB/KN0034/22

10 May 2023

Planning Services
Kirklees Metropolitan Council
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

Sent via the Planning Portal

Dear Sir/Madam,

RE: Application for Full Planning Permission on Land at 21 Thomas Street, Lindley, Huddersfield

Planning Portal Ref: PP-12150848

We are instructed by our client, Muller Property Group (Muller), to submit the enclosed full planning application for:

“Erection of a care home (Use Class C2), with a sub-station, and associated car parking, access, servicing, landscaping and other associated works.”

The application has been submitted via the Planning Portal, and has been given reference: PP-12150848. In addition to the forms and ownership Certificate B, the application comprises:

Application Plans

- | | |
|-----------------------------------|----------------|
| • Site Location Plan | 9-1 Rev A |
| • Proposed Site Plan | 9-2 Rev Q |
| • Proposed Site Roof Plan | 9-3 Rev A |
| • Existing Site Plan | 9-4 Rev A |
| • Existing Site Sections | 9-10 |
| • Proposed Ground Floor Plan | H.21.81-(00) 1 |
| • Proposed First Floor Plan | H.21.81-(00) 2 |
| • Proposed Second Floor Plan | H.21.81-(00) 3 |
| • Proposed Roof Plan | H.21.81-(00) 4 |
| • Proposed South & East Elevation | H.21.81-(21) 1 |
| • Proposed North & West Elevation | H.21.81-(21) 2 |



- Proposed South & East Elevation – Materials H.21.81-(21) 3
- Proposed North & West Elevation – Materials H.21.81-(21) 4
- Proposed Sub-Station Details H.21.81-(02) 1

Application Documents

- Arboricultural Impact Assessment
- Design and Access Statement
- Care Home Need Assessment
- Preliminary Ecological Appraisal
- Flood Risk Assessment & Drainage Management Strategy
- Geo-Environmental Ground Investigation Report (Rev 1)
- Planning Statement
- Transport Assessment
- Travel Plan
- Planting Plan (ref. LIN2304_PP01_P4)
- Biodiversity Net Gain Assessment
- Level 1 Utility Study.

This submission follows an earlier outline planning application (ref. **2022/60/92194/W**), which was submitted in 2022, and which was refused by the Council on 17th March 2023. It should be noted from the outset that the current application submission follows a pre-application meeting held with Richard Riggs and Mark Berry on 25 April, and takes full account of the previous reasons for refusal. The current application is for full planning permission, and now also provides details of the proposed layout, scale, appearance and landscaping of the site and new care home building.

It is considered that there are no outstanding planning reasons why full planning permission should not be granted for the proposed development, and we wish to work closely with the Council to ensure that the proposals can be brought forward.

We trust that the information submitted is sufficient to validate the planning application, but should you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,

Laura Beech BA(Hons) MTPL MRTPI
Associate Director

