

Date: 21st June 2023

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

20 Farringdon Street
London, EC4A 4AB
T +44 20 36 91 0500

Dear Sir / Madam,

**STORAGE KING, PHOENIX RETAIL PARK, LEEDS ROAD, HUDDERSFIELD, HD1 6NE
FULL PLANNING APPLICATION FOR THE ERECTION OF A NEW BUILDING FOR THE
EXTENSION TO THE EXISTING SELF STORAGE USE (CLASS B8) WITH ASSOCIATED CAR
PARKING AND SERVICE AREA.**

On behalf of the applicant, MJM Acquisitions Ltd (trading as Storage King), we are submitting a planning application in relation to the existing unit at the Storage King unit at the Storage King, Phoenix Retail Park, Leeds Road, Huddersfield, HD1 6NE for:

“New building for extension to existing self storage facility (Class B8).”

The proposal comprises a three storey extension of the existing self storage facility, with a fixed floorspace of 960sqm. The proposed development consists of additional self storage space, plus a lift lobby with a lift that extends to all floors and a new loading bay. The extension would have the potential for two additional dismantlable mezzanine levels to be installed above ground floor level which could provide a floorspace of up 1,920sqm (GIA).

The proposal includes the retention of 65 of the existing car parking spaces (of which 5 are disabled parking spaces) and the installation of EV charging points for two of the existing car parking spaces. The existing 8 cycle parking spaces are proposed to be covered by a new shelter at the entrance of the existing building. The vehicular access points from Grove Road and Learoyd Street remain the same and provide access to the car parking spaces and new loading bay.

PV panels are proposed on the rooftop of the new extension and additional landscaping is proposed on the site frontage and within the existing car park.

This planning application has been made following pre-application advice from William Simcock (Planning Officer) at Kirklees Council, received on 27th September 2022 (Local Planning Authority reference 2022/21179). The Council were supportive of the principle of development and further comments and advice have been reflected in the amended scheme subject of this Covering Letter.

The proposals accord with Kirklees Council’s Local Plan policies and will contribute to the economy and job creation opportunities and thereby accords with Kirklees Council’s Local Plan policies that seek to support employment uses at the site.

This submission consists of the following:

- This Covering Letter;
- Planning Application Form and Certificates;
- CIL Form;

- Planning Statement, prepared by RPS, dated 21st June 2023;
- Design and Access Statement (V3), prepared by MAA Architects, dated 19th June 2023;
- Arboricultural Impact Assessment (V3), prepared by RPS, dated 16th June 2023;
- Archaeological Desk Based Assessment (V2), prepared by RPS, dated 20th April 2023;
- Biodiversity Net Gain Assessment, prepared by RPS, dated 20th June 2023;
- Biodiversity Net Gain calculations, prepared by RPS, dated 20th June 2023;
- Built Heritage Assessment (V3), prepared by RPS, dated 02nd May 2023;
- Energy and Sustainability Statement (V5), prepared by SRE, dated 21st April 2023;
- Flood Risk Assessment and SuDS Strategy (V1), prepared by RPS, dated 24th April 2023;
- Landscape Strategy (V2), prepared by RPS, dated June 2023;
- Phase 1 Environmental Assessment (V1), prepared by WSP, dated 22nd March 2023;
- Preliminary Ecological Appraisal (V1), prepared by RPS, dated 15th June 2023;
- Transport Statement (V1), prepared by RPS, dated 19th June 2023; and
- Architectural Drawings, prepared by MAA Architects:
 - Existing Site Elevations: South, West & North (ref: STK03-MAA-00-XX-DG-A-0010-P03);
 - Existing Site Plan (ref: STK03-MAA-00-XX-DG-A-0003-P03);
 - Proposed Block Plan (ref: STK03-MAA-02-XX-DG-A-0001-P02);
 - General Arrangement: Proposed Elevations: E01 & E02 (ref: STK03-MAA-04-XX-DG-A-0001-P04);
 - General Arrangement: Proposed Elevations: E03 & E04 (ref: STK03-MAA-04-XX-DG-A-0002-P04);
 - Proposed Building Plans: Ground Floor (ref: STK03-MAA-03-XX-DG-A-0001-P03);
 - GA Plan: Ground Floor (ref: STK03-MAA-02-XX-DG-A-0002-P05);
 - Proposed Building Plans: Proposed Roof Plan (ref: STK03-MAA-03-XX-DG-A-0002-P03);
 - GA Plan: Proposed Roof Plan (ref: STK03-MAA-02-XX-DG-A-0003-P04);
 - Proposed Site Elevations (ref: STK03-MAA-02-XX-DG-A-0010-P04);
 - Proposed Site Sections (ref: STK03-MAA-02-XX-DG-A-0020-P03); and
 - Location Plan (ref: STK03-MAA-00-XX-DG-A-0001-P03).

A payment covering the application fee of **£64.00** (excluding **£64.00** service charge) is to be paid via the Planning Portal (**Redacted**)

Our Ref: SW/TR/JE/JCG26430



I trust that you have all the information you require to validate and progress the application. If, in the interim, you have any queries please do not hesitate to contact myself or James Ellis **Redacted** at this office.

Yours faithfully,

for RPS Consulting Services Ltd

Redacted

Suzy Wilson

Technical Director - Planning

Redacted