



**Town and Country Planning Act 1990**

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

**OUTLINE PLANNING PERMISSION**

**NOTE: This approval should be read in conjunction with an Agreement made under  
Section 106 of the Town and Country Planning Act 1990**

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**Application Number: 2019/60/92221/E**

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**To:** Keith Nutter,  
Morbaine Ltd  
Finlan Centre  
Hale Road  
Widnes  
WA8 8PU

**For:** Morbaine Ltd

**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:-**

Outline application for demolition of existing buildings and erection of Class E  
retail unit, access, car parking, servicing, landscaping and associated works (all  
matters reserved other than access)

**At:** Kenmore Caravans Ltd, 119, Huddersfield Road, Mirfield, WF14 9DA

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**In accordance with the plan(s) and applications submitted to the Council on  
02-Jul-2019, subject to the condition(s) specified hereunder:-**

1. Approval of the details of the scale, layout, appearance, and the landscaping of the site  
(hereinafter called 'the reserved matters') shall be obtained from the Local Planning  
Authority in writing before any development commences.

**Reason:** No details of the matter referred to having been submitted they are reserved for  
the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the scale, layout, appearance and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

**Reason:** No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason:** Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**Reason:** Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. The net sales area of the retail unit hereby approved shall not exceed 1,254 square metres, and the floor space devoted to the sale of comparison goods within this net sales area shall not exceed 20% of the net sales area.

**Reason:** To accord with the guidance contained in chapter 7 of the National Planning Policy Framework ('Ensuring the vitality of town centres').

6. Notwithstanding the submitted information, a detailed scheme for the provision of a right turn lane from Huddersfield Road into the site and new pedestrian refuges on Huddersfield Road that is based on drawing number 15151-101 Revision D shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall include construction specifications, white lining, signing, surface finishes and transport regulation orders together with an independent Safety Audit covering all aspects of the work. All of the agreed works shall be implemented before any part of the development is first brought into use.

**Reason:** In the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan.

This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

7. Details of 'layout' submitted pursuant to condition 2 shall include a scheme detailing arrangements and specification for access and parking within the site. The access and parking arrangements so approved shall be provided before the retail unit is first brought into use and retained as such thereafter.

**Reason:** To ensure a suitable access and layout in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan.

8. A Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority before development commences. The CMP shall include:

- Details of the times of use of the access for construction traffic;
- Routing of construction traffic;
- Construction workers parking facilities;
- A scheme to demonstrate how the highway will be kept clear of mud/debris;
- Measures to mitigate the impact of noise & vibration on neighbouring residential properties arising from all construction related activities (including suitable restrictions on the hours of working on the site including times of deliveries);
- Measures to mitigate the impact of dust on neighbouring residential properties arising from all construction related activities and;
- Details of artificial lighting used in connection with all construction related activities.
- Details of the times of use of the access for construction traffic;

The approved CMP shall be adhered to throughout the construction of the development.

**Reason:** In the interests of highway safety and residential amenity and to accord with Policies LP21 and LP24 of the Kirklees Local Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

9. A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before the retail unit is first brought into use. The Full Travel Plan so approved shall be implemented upon first use of the retail unit and maintained thereafter.

**Reason:** In the interest of promoting sustainable travel and to accord with Policy LP20 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

10. A scheme for the provision of electric vehicle recharging points shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of the retail unit commence. The electric vehicle recharging points shall be provided in accordance with the approved details before the development is first brought into use and shall thereafter be retained.

**Reason:** To mitigate the impact of the development on air quality and to accord with Policy LP24 of the Kirklees Local Plan, guidance in the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

11. Groundworks shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To identify unacceptable risks to human health and the environment arising from potential contamination. This is to accord with Policy LP53 of the Local Plan and guidance given in the National Planning Policy Framework.

This is a pre-commencement condition to ensure that such matters are identified at an appropriate stage.

12. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 11, further groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

**Reason:** To address unacceptable risks to human health and the environment arising from potential contamination. This is to accord with Policy LP53 of the Local Plan and guidance given in the National Planning Policy Framework.

This is a pre-commencement condition to ensure that such matters are identified at an appropriate stage.

13. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 12. 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 Report 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 remove unacceptable risks to human health and the environment arising from potential contamination. This is to accord with Policy LP53 of the Kirklees Local Plan and guidance given in the National Planning Policy Framework.

This is a pre-commencement condition to ensure that such matters are identified at an appropriate stage.

14. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report 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 for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

**Reason:** To ensure unacceptable risks to human health and the environment arising from potential contamination have been addressed. This is to accord with Policy LP53 of the Kirklees Local Plan and guidance given in the National Planning Policy Framework.

15. Details of 'layout' and 'landscaping' submitted pursuant to condition 2 shall include a scheme detailing security measures to be incorporated into the development. The development shall be provided in accordance with the details so approved and shall thereafter be retained as such.

**Reason:** To mitigate opportunities for crime and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

16. A Full Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority before development commences. The Air Quality Impact Assessment shall be prepared in accordance with the 'Air Quality and Emissions Technical Planning Guidance' (part of the West Yorkshire Low Emissions Strategy). The mitigation measures as detailed in the Full Air Quality Impact Assessment so approved shall be provided before the development is first brought into use and retained as such.

**Reason:** To mitigate the impact of the development on air quality and to accord with Policies LP24 and LP53 of the Kirklees Local Plan, guidance in the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

17. Details of 'layout', 'appearance' and 'landscaping' submitted pursuant to condition 2 shall include an ecological design strategy (EDS). The EDS shall develop the recommendations set out in the approved Ecological Appraisal dated June 2019 and shall include details of mitigation and enhancement measures sufficient to provide a net biodiversity gain. The development shall be provided in accordance with the approved EDS before it is first brought into use and all features shall be retained in that manner thereafter.

**Reason:** To ensure a final agreed scheme that avoids or minimises ecological impacts and provides an overall net biodiversity gain. This is to accord with Policy LP30 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

18. A scheme detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision;
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

**Reason:** To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policies LP27 and LP28 of the Kirklees Local Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of the development.

19. The development shall be carried out in accordance with the approved Flood Risk Assessment & Drainage Strategy (produced by Waterco dated 18/06/2019, ref. w10925-180618-FRA). The development shall incorporate all of the proposed mitigation measures into the development before it is first brought into use and shall thereafter be retained as such.

**Reason:** To mitigate the risk of flooding and to ensure adequate drainage provision for the development and to accord with Policies LP27 and LP28 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

20. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 8.1 litres per second has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Flows between the critical 1 in 30 or critical 1 in 100 year storm events +30% allowance for climate change shall be stored on site in areas to be approved in writing by the Local Planning Authority, unless it can be demonstrated to the satisfaction of the Local Planning Authority that discharge from site does not cause an increased risk in flooding elsewhere. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

**Reason:** To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy LP28 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

21. Details of 'layout' submitted pursuant to condition 2 shall include an assessment of flow routing within the site. The assessment shall detail the effects of 1 in 100 year storm events (with an additional 30% allowance for climate change) on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions. The development shall be provided in accordance with the details so approved before it is first brought into use and shall thereafter be retained as such.

**Reason:** To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy LP28 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

22. Development shall not commence until a scheme detailing the treatment of all surface water flows from parking areas and hardstandings through an oil interceptor, (or a full petrol oil interceptor) reedbed or alternative treatment system has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstandings shall not commence until the works comprising the approved treatment scheme have been completed. Treatment shall take place prior to discharge from the treatment scheme. Roof water shall not pass through the interceptor. The treatment scheme shall be retained and maintained to ensure efficient working at all times.

**Reason:** To ensure the provision of adequate and sustainable systems of drainage are employed to protect the aquatic environment and to accord with Policies LP27 and LP30 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

23. No building or other obstruction (including landscape features) shall be located over or within 3 (three) metres either side of the centre line of the public 375 mm diameter and 300 mm diameter public surface water sewers that cross the site (i.e. a protected strip width of 6 (six) metres). If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

**Reason:** To protect existing drainage infrastructure in the interests of amenity and public health and to accord with Policies LP24 and LP28 of the Kirklees Local Plan.

24. The retail unit hereby approved shall not be open to customers outside the hours of 07:00 to 22:00 Monday to Saturday and any six hours between 09:00 and 18:00 on Sundays.

**Reason:** In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

25. Servicing of and deliveries to the premises shall not take place outside the hours of 07:00 to 23:00 Monday to Saturday and 08:00 to 22:00 on Sundays.

**Reason:** In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

26. Details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions, shall be submitted to and approved in writing by the Local Planning Authority before works to construct the roof structure of the building commence. The works specified in the approved scheme shall be installed before the development is first brought into use and shall thereafter be retained, operated at all times when the development is in use and maintained in accordance with the manufacturer's instructions.

**Reason:** In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

27. Details of the external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The scheme shall include the following information:

- a) The proposed hours of operation of the lighting;
- b) The location and specification of all of the luminaires;
- c) The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated;
- d) The predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity;
- e) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site;
- f) The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

The external artificial lighting shall be installed and operated in accordance with the approved details and retained as such.

**Reason:** In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

**Note regarding condition 16:**

The Full Air Quality Impact Assessment requires a calculation of monetary damages from the development. In the event that relevant air quality mitigation measures which reflect the damage costs are unable to be provided through the development then a financial contribution will be necessary in lieu. Any such financial contribution will need to be secured through Section 106 planning obligation.

**Note regarding condition 27:**

The proposed design levels of illuminance should be shown to be appropriate for the intended use by reference to appropriate guidance. Generally, to minimise problems of glare and stray light from external artificial lighting it should be installed and maintained in accordance with the “Guidance Notes for the Reduction of Obtrusive Light” by the Institution of Lighting Professionals: 2011 [www.theilp.org.uk](http://www.theilp.org.uk). The predicted levels of stray light must not exceed the recommended maximum levels given in Table 2 of this guidance for an Environmental Zone i.e. E0 to E4

**Advice to applicant - Environmental permit**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river
  - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure
- For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

**Note – Works within the public highway**

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) about obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Location Plan	15151-098	Rev A	2/7/19
Existing Site Plan	15151-099	Rev B	2/7/19
Proposed Access & Indicative Site Layout Plan	15151-101	Rev D	20/1/20
Supporting Information - Proposed Parameters Plan	15151-102	Rev A	2/7/19

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Access	-	-	20/1/20
Proposed Access (artic arriving)	-	-	20/1/20
Proposed Access (artic departing)	-	-	20/1/20
Design and Access Statement	15151-DAS01 - PLANNING Issue -June 2019	-	2/7/19
Planning and Retail Statement	June 2019	-	2/7/19
Planning and Retail Statement Addendum	July 2020	-	17/7/20
Transportation Assessment	June 2019	-	2/7/19
Supporting Highways Information	Supplementary Information	-	20/1/20
Supporting Highways Information	Supplementary Information 2	-	17/3/20
Supporting Highways Information	Supplementary Information 3	-	4/8/20
Flood Risk Assessment & Drainage Strategy	Produced by Waterco dated 18/06/2019, ref. w10925-180618-FRA	-	2/7/19
Phase 1 Geotechnical and Geo-environmental Desk Study	April 2019	-	2/7/19
Noise Impact Assessment	Report No: P19-409-R01-V1 September 2019	-	1/10/19
Ecological Appraisal	June 2019	-	2/7/19
Bat Survey Report	October 2019	-	November 2019
Otter Survey Report	August 2019	-	November 2019

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 Planning 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. The proposal was the subject of formal pre-application advice. Additional supporting highways information was provided and a scheme for a right turn land and pedestrian crossing facilities was secured as part of the application process. Updated retail information was provided to support the application prior to the Strategic Planning Committee determining the application.

## **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](http://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 speedier 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](mailto: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

#### 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](http://www.planningportal.gov.uk). Alternatively the forms and supporting guidance for submitting an application can be found online at [www.kirklees.gov.uk/planning](http://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.

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or 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:  
28 days of the date of service of the enforcement notice, or within 6 months of 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 6 months of the date of this notice.
- 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/planning-inspectorate>. 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.**

**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.**

**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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.**

**Dated:** 18-Dec-2020

**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](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2019/60/92221/E .

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto: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](mailto:dc.admin@kirklees.gov.uk)

**Write to:** Planning Services  
Investment and Regeneration  
PO Box B93, Civic Centre III  
Off Market Street  
Huddersfield, HD1 2JR

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