



Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2023/62/92141/E

**To: Peter Matthews,
Jefferson Sheard Architects
Rhodesia House, 52, Princess Street
Manchester
M1 6JX**

For: West Yorkshire Combined Authority

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:-

**REFURBISHMENT AND IMPROVEMENT OF DEWSBURY BUS STATION
INCLUDING HARD AND SOFT LANDSCAPING WORKS**

At: DEWSBURY BUS STATION, ALDAMS ROAD, DEWSBURY, WF12 8AR

**In accordance with the plan(s) and applications submitted to the Council on
21-Jul-2023, 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: Pursuant to the requirements of 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 Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3/. The development hereby permitted shall be used/operate within the definition of the following land use classifications:

- 1651 square metres of Sui Generis Bus Station use and associated ancillary facilities (toilets, security etc);
- 306 square metres of Class E use [excluding Class E (g) (ii) & (g) (iii)] within units G.18, G.20 and G21.

The uses set out above shall be restricted to the areas defined on the approved GA Plan (reference DBS-JSA-ZZ-ZZ-DR-A-02811 Rev. P1). No other land uses are permitted, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended under the 2020 Regulations [SI No.757]). Nor shall those uses benefit from any permitted change of uses, as defined under Sch. 2, Part 3 of the Town and Country Planning (Order) 2015 (as amended).

Reason: To ensure that the development operates in a manner directly related to the development applied for and to prevent harm to the vitality of Dewsbury Town Centre in accordance with Policies LP13, LP16 and LP18 of the Kirklees Local Plan.

4/. Notwithstanding the plans and specifications hereby approved, details of suitable storage, presentation points and access for the collection of wastes from the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of external works on the site. The submitted details shall include the location, size/area, design (including external materials, height etc) of the proposed bin stores. The approved details shall be implemented prior to units G.18, G.20 and G.21 (as indicated on document 'Proposed GA Plan' reference DBS-JSAZZ-ZZ-DR-A-02811) being brought into first permanent use and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Kirklees Local Plan Policy LP24 part d(vi).

5/. No external works shall commence on the site until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/ diverted/ abandoned) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a maintenance and management plan for surface water infrastructure. The approved scheme shall be implemented prior to the bus station building returning to full use prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023_DB- JSA-XX-XX-RP-00801_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10) and shall be so retained thereafter.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policies LP27 and LP28 of the Kirklees Local Plan as well as the National Planning Policy Framework (Para 167).

6/. No external works shall commence on the site until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the bus station building returning to full use prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023_DBS-JSA-XX-XX-RP-00801_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10) and shall be so retained thereafter.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policies LP27 and LP28 of the Kirklees Local Plan as well as the National Planning Policy Framework (Para 167).

7/. No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

Reason: In the interest of public health and maintaining the public sewer network as required by Policy LP28 of the Kirklees Local Plan.

8/. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge/outfall.

Reason: In the interest of public health and maintaining the public sewer network as required by Policy LP28 of the Kirklees Local Plan.

9/. The permanent artificial lighting hereby approved shall be installed and operated on the site strictly in accordance with the lighting scheme details provided in the Proposed General & Emergency Lighting Arrangement Sheet 1, 2 and 3, (ref number: B2382808-JAC-XX-GF-DR-E-1113 and plan titled External Lighting, ref number: B2382808-JAC-GEN-XX-DR-ZZ-3009) or as otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with part 2 and 15 of the National Planning Policy Framework and Policy LP52 of the Kirklees Local Plan.

10/. Notwithstanding the plans and specifications hereby approved, no development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall provide details of:

- a) a schedule of the means of access to the site for construction traffic, including the point(s) of access and associated details;
- b) a Phasing Management Plan, which shall include a timetable of planned works relevant to implementation of re-grading operations, drainage and highway installation works and any other infrastructure works as well as the sequence by which the bus station is to operate whilst construction works progress. As the phasing management plan relates to an ongoing process, it shall be reviewed every 6-months and updated where necessary;
- c) routing plans and control measures relating to the route(s) to be used by construction traffic on the public highway and within the site, to prevent construction traffic using unsuitable routes to access the site and to ensure safety of users of the bus station;
- d) vehicle waiting areas and include details of the management of said areas;
- e) the parking of vehicles of site operatives and visitors;
- f) details and location of construction traffic signage;
- g) loading and unloading of plant and materials;
- h) storage of plant and materials used in constructing the development;
- i) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- j) measures to control the emission of dust during construction;
- k) a Temporary Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- l) mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);
- m) artificial lighting used in connection with all construction related activities and security of the construction site;
- n) site manager and resident liaison officer contact details (including their remit and responsibilities); and
- o) details of engagement with local residents and occupants or their representatives.

The development shall be carried out strictly in accordance with the approved CEMP and no departure from the agreed practices shall take place without the prior written consent of the Local Planning Authority.

Reason: This pre-commencement condition is necessary to safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework & Policy LP24 of the Kirklees Local Plan

11/. No groundworks/material operation, as defined in section 56(4)(a) (b) (c) (d) and (e) of the Town & Country Planning Act 1990 (other than operations required for a site investigation report or those categorised under 56(4)(aa) shall commence until a Phase II Intrusive Site Investigation Report has been submitted to and 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. The requirement of this pre-commencement condition is due to the need to make the site safe for occupation by future employees.

12/. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to details required under condition 15, further groundworks/material operations in the affected areas of the site shall not commence until a Remediation Strategy by a suitably competent person 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 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. The requirement of this pre-commencement condition is due to the need to make the site safe for occupation by future employees.

13/. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 16. 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 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

14/. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation 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 (that part of) the site 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. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and 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

15/. Prior to the commencement of external works, a detailed design statement addressing the bullet pointed matters raised in the Designing Out Crime Officer's confidential consultee response (dated 18th September 2023) shall be submitted to and approved by the Local Planning Authority. The details within the design statement, once approved, shall be implemented in full prior to the bus station building returning to full use prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023_DB- JSA-XX-XX-RP-00801_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10).

Reason: To ensure risk of crime is minimised in accordance with the requirements of Policy LP24 (e) of the Kirklees Local Plan and National Planning Policy Framework Paragraph 92 (b).

16/. Prior to the commencement of external works, full details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These works shall include:

- (a) Means of enclosure around the site, including gates;
- (b) Materials to be used for all hard surfaced areas;
- (c) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate;
- (d) an implementation, management and maintenance programme including full details for management of newly establishing trees, shrubs, wildflower seed (and re-sowing) including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning and replacement of failed or damaged specimens and beds including those within Green Rooves;
- (e) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5 year period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

All hard and soft landscape works shall be carried out in accordance with the approved details. The approved details shall be implemented prior to units G.18, G.20 and G.21 (as indicated on document 'Proposed GA Plan' reference DBS-JSAZZ-ZZ-DR-A-02811) being brought into first permanent use and shall be so retained thereafter.

Reason: To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.

17/. Prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023_DB- JSA-XX-XX-RP-00801_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10), a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide the means of providing biodiversity enhancement, and full details of how the landscaped areas will be managed and maintained in perpetuity. The LEMP will be abided by throughout the development's lifespan.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

18/. Prior to the installation of the electrical system for the entirety of the building and car park, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for either of the following:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 3.5kW for a minimum of 10% of non-residential parking spaces;

The contractor parking bays shall not be brought into use until the approved charging points are installed and operational. The installed charging points shall be retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement and to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework

19/. No material operation (including demolition), as defined in section 56(4)(a) through to (e) of the Town & Country Planning Act 1990 shall commence until a protected species survey is submitted to and approved by the Local Planning Authority. The recommendations of the survey report shall be implemented/secured prior to any material operation commencing.

Reason: To ensure the ecology of the site is accounted for, with any impacts minimised, prior to development taking place, in accordance with the requirements of Policy LP30 of the Kirklees Local Plan

20/. Prior to the commencement of external works, written specifications and physical samples of the external finishing materials shall be submitted to and approved in writing by Local Planning Authority. The submitted materials shall be broadly in-line with the material specifications set out in Proposed Elevations Sheet 1, 2 and 3 referenced as follows: DBS-JSA-ZZ-ZZ-DR-A-04811 P2, DBS-JSA-ZZ-ZZ-DR-A-04812 P2 & DBS-JSA-ZZ-ZZ-DR-A-04813 P2. The development will be implemented in accordance with the approved details.

Reason: In order to ensure a high quality of design and appearance as required by Policy LP24 of the Kirklees Local Plan.

21/. Prior to the commencement of development, a finalised Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) for the purpose of mitigating construction and development effects to trees designated as T3, T5, T9, T10, T11, T12, T13, and T14 (Prelim Tree Protection Plan ref. 70077924-WSP-DR—ARB-001 – 00), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period or development lifespan, where applicable.

Reason: To ensure high value trees are protected from the effects of development, in accordance with the requirements of Policy LP33 Trees of the Kirklees Local Plan.

Footnotes

1/. Highway Works Note

The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement or section 278 agreement of the 1980 Highways Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification.

2/. External Works Definition

The definition of 'external works' for the purposes of this permission and the attached conditions set out above, is any works within the red-line boundary that are not located within the interior of a building or structure. The Local Planning Authority would include hard and soft landscaping works as well as external fit out of the structure within the definition of external works, but would exclude site strip external to a building or structure.

3/. Contaminated land - 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.

4/. Statutory Nuisance and Control of Pollution – Note

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.

5/. Construction Environmental Management Plan - Footnote

It is expected that no construction related noise should be audible at Noise Sensitive Receptors beyond the site boundary outside the following hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Should the applicant wish to deviate outside the hours/days aforementioned, then a formal Section 61 application under the Control and Pollution Act 1974 may be necessary and should be included within the CEMP pursuant to Condition 10.

Institute of Air Quality Management document "*Guidance on the assessment of dust from demolition and construction*" Version 1.1 2014 provides detailed information regarding dust control.

6/. Electric Vehicle Charging Points – Note

The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation. 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 in relation to Approved Document S.

7/. Artificial lighting - Note

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 Note 01/21 for the Reduction of Obtrusive Light*" by the Institution of Lighting Professionals: 2021 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 the corresponding Environmental Zone (i.e. E0 to E4).

8/. Condition 3 - Note

Condition 3 applies to the development in perpetuity irrespective of any subsequent changes to the relevant statutory instruments – this is defined in planning case law. However the applicant is able to apply for planning permission to change the uses set out in condition 3, which the Local Planning Authority will consider on the merits of up to date planning policies and material considerations in place at the time of determination of the received change of use application

9/. Condition 4 – Note

The rationale for Condition 4 is on account of matters related to off-site highway works that are yet to be finalised and which impact the access points to the proposed bin store locations. Similarly, the Accoya Wood material of the bin stores is not determined to be satisfactory in design terms for the purposes of the 'transformative' nature of the project and given the location of the eastern bin store, as proposed at the time of determination of the application, there are concerns in respect of anti-social behaviour and risk of crime relating to the chosen material for that bin store, in particular.

10/. Condition 7 'Relevant Areas' - Note

'Relevant Areas' are defined through the applicant's consultation with Yorkshire Water prior to works taking place near the Statutory Consultee's infrastructure.

11/. Condition 3, 4 & 16 – Note

The occupation of the retail units by a bus operator to facilitate their operations on the site prior to and during the construction period of the development would not be considered in breach of conditions 4 and 16 by the Local Planning Authority as the condition would not otherwise be reasonable as regards NPPF Paragraph 56. This allowance does not extend to more than one singular bus operator and nor does it extend to any permanent uses defined under Condition 3 other than for the singular bus operator.

12/. Aldams Road Wall – Note

Should the southern natural stone wall fronting Aldams Road (Dewsbury Ring Road) not be able to be reclaimed and re-used within provision of a new southern wall, it is expected that any new material will be required to be submitted either under conditions 16 or 20. The southern wall is expected to be finished in natural stone.

13/. Condition 19 – Note

For the avoidance of doubt, Condition 19 refers to the recommended survey set out in table 5-1 of the Ecological Constraints Assessment and Preliminary Bat Roosting Assessment.

Plans and Specifications Schedule:

Title	Reference No.	Version
<i>Plans</i>		
Location Plan	DBS-JSA-ZZ-ZZ-DR-A-01800	P1
Existing Site Plan	DBS-JSA-ZZ-ZZ-DR-A-01801	P1
Proposed Site Plan	DBS-JSA-ZZ-ZZ-DR-A-01811	P1
Existing GA Plan	DBS-JSA-ZZ-ZZ-DR-A-02801	P1
Existing Roof Plan	DBS-JSA-ZZ-ZZ-DR-A-02802	P1
Proposed GA Plan	DBS-JSA-ZZ-ZZ-DR-A-02811	P1
Proposed Roof Plan	DBS-JSA-ZZ-ZZ-DR-A-02812	P1
Main Building Demolition Plan	DBS-JSA-ZZ-ZZ-DR-A-02813	P1
Concourse Accessibility and Passenger Information Concept	DBS-JSA-ZZ-ZZ-DR-A-02814	P1
Existing Site Sections	DBS-JSA-ZZ-ZZ-DR-A-03801	P1
Existing GA Sections, Sheet 1	DBS-JSA-ZZ-ZZ-DR-A-03802	P1
Existing GA Sections, Sheet 2	DBS-JSA-ZZ-ZZ-DR-A-03803	P1
Proposed Site Sections	DBS-JSA-ZZ-ZZ-DR-A-03811	P1
Proposed GA Sections, Sheet 1	DBS-JSA-ZZ-ZZ-DR-A-03812	P2
Proposed GA Sections, Sheet 2	DBS-JSA-ZZ-ZZ-DR-A-03813	P2
Existing Elevations Sheet 1	DBS-JSA-ZZ-ZZ-DR-A-04801	P2
Existing Elevations Sheet 2	DBS-JSA-ZZ-ZZ-DR-A-04802	P2
Existing Elevations Sheet 3	DBS-JSA-ZZ-ZZ-DR-A-04803	P2
Proposed Elevations Sheet 1	DBS-JSA-ZZ-ZZ-DR-A-04811	P1
Proposed Elevations Sheet 2	DBS-JSA-ZZ-ZZ-DR-A-04812	P1
Proposed Elevations Sheet 3	DBS-JSA-ZZ-ZZ-DR-A-04813	P1

Title	Reference No.	Version
Cycle Shelter / External Bin Store Detail	DBS-JSA-ZZ-ZZ-DR-A-05801	P1
Retail Unit External Bin Store Detail	DBS-JSA-ZZ-ZZ-DR-A-05802	P1
General & Emergency Lighting Layout (Sheet 1 of 3)	B2382808-JAC-XX-GF-DR-E-1111	P01
General & Emergency Lighting Layout (Sheet 2 of 3)	B2382808-JAC-XX-GF-DR-E-1112	P01
General & Emergency Lighting Layout (Sheet 3 of 3)	B2382808-JAC-XX-GF-DR-E-1113	P01
PV Layout (Sheet 1 of 3)	B2382808-JAC-XX-GF-DR-E-1711	P01
PV Layout (Sheet 2 of 3)	B2382808-JAC-XX-GF-DR-E-1712	P01
PV Layout (Sheet 3 of 3)	B2382808-JAC-XX-GF-DR-E-1713	P01
Landscape General Arrangement	B2382808-JAC-GEN-XX-DR-L-3001	P1
Southern Wall and Planting	B2382808-JAC-GEN-XX-DR-L-3002	P1
Hard Landscape	B2382808-JAC-GEN-XX-DR-L-3003	P1
Soft Landscape Zone 4	B2382808-JAC-GEN-XX-DR-L-3004	P1
Soft Landscape Zone 5	B2382808-JAC-GEN-XX-DR-L-3005	P1
Soft Landscape Zone 6	B2382808-JAC-GEN-XX-DR-L-3006	P1
Soft Landscape Zone 9	B2382808-JAC-GEN-XX-DR-L-3007	P1
General Arrangement	B2382808-JAC-GEN-XX-DR-ZZ-3001	P01
Site Clearance and Demolition	B2382808-JAC-GEN-XX-DR-ZZ-3002	P01
Existing Site layout	B2382808-JAC-GEN-XX-DR-ZZ-3003	P01
Kerbs, Footways and Carriageway Pavement	B2382808-JAC-GEN-XX-DR-ZZ-3004	P01
Road Markings and Signs	B2382808-JAC-GEN-XX-DR-ZZ-3005	P01
Fencing, Guardrails and Street Furniture	B2382808-JAC-GEN-XX-DR-ZZ-3006	P01
Existing Services	B2382808-JAC-GEN-XX-DR-ZZ-3007	P01
Proposed Services	B2382808-JAC-GEN-XX-DR-ZZ-3008	P01
External Lighting	B2382808-JAC-GEN-XX-DR-ZZ-3009	P01
Proposed Drainage	B2382808-JAC-GEN-XX-DR-ZZ-3010	P01
Vehicle Tracking Sheet 1 of 5	B2382808-JAC-GEN-XX-DR-ZZ-3011	P01
Vehicle Tracking Sheet 2 of 5	B2382808-JAC-GEN-XX-DR-ZZ-3012	P01
Vehicle Tracking Sheet 3 of 5	B2382808-JAC-GEN-XX-DR-ZZ-3013	P01
Vehicle Tracking Sheet 4 of 5	B2382808-JAC-GEN-XX-DR-ZZ-3014	P01

Title	Reference No.	Version
Vehicle Tracking Sheet 5 of 5	B2382808-JAC-GEN-XX-DR-ZZ-3015	P01
Visibility from Southwest Crossing	B2382808-JAC-GEN-XX-DR-ZZ-3016	P01
Visibility from Northeast Crossing	B2382808-JAC-GEN-XX-DR-ZZ-3017	P01
<i>Documents</i>		
Design and Access Statement	DBS-JSA-XX-XX-RP-A-00801	P2
Planning Statement	B2382808-JAC-GEN-ZZ-RP-PL-0001	1
Dewsbury Bus Station Construction Traffic Management Plan	B2382808-JAC-GEN-ZZ-RP-LO-0001	P01
Dewsbury Bus Station Transport Statement (and Appendices)	B2382808-JAC-GEN-ZZ-RP-TR-0001	0
Dewsbury Bus Station Refurbishment Flood Risk Assessment	B2382808-JAC-GEN-ZZ-RP-D-0001	1.0
Biodiversity Net Gain Report (and Appendices)	B2382808-JAC-GEN-ZZ-RP-EN-0001	P01
Dewsbury Bus Station Refurbishment – Stage 1 Road Safety Audit	B2382808/RSA1/01 1	P01
Dewsbury Bus Station Refurbishment – Stage 1 Road Safety Audit Response	B2382808-JAC-GEN-ZZ-RP-C-0001	P01
Dewsbury Bus Station - Desk Study and Coal Mining Risk Assessment (inc. Appendices A-F)	70077924-GEO-001	First Issue
Ecological Constraints Assessment and Preliminary Bat Roosting Assessment	70077924-001	001
Arboricultural Assessment Report	70089130-ARB-001	Revision 1

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.

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

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: 14-Dec-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 2023/62/92141/E .

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.

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
