



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

PLANNING PERMISSION FOR DEVELOPMENT

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

Application Number: 2023/62/92317/W

To: Alan Davies,
Northern Design (Oldham)
17, Station Lane
Grotton
Oldham
OL4 5QY

For: PETER TIMMINS, WOOLTEX UK 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:-**

ERECTION OF EXTENSIONS TO FORM PRODUCTION AND WAREHOUSE
AREAS

At: WOOLTEX, NEW HEY ROAD, OAKES, HUDDERSFIELD, HD3 4BZ

**In accordance with the plan(s) and applications submitted to the Council on
12-Jan-2024, 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 to accord with Policies LP1, LP2, LP3, LP7, LP9, LP20, LP21, LP22, LP24, LP28, LP30, LP33, LP34, LP51, LP52 and LP53 of the Kirklees Local Plan and Chapters 2, 4, 6, 8, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.

3. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, and Chapter 12 of the National Planning Policy Framework.

4. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off-site works, outfalls, agreed discharge rates, balancing works, plans and longitudinal sections, hydraulic calculations, 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 including attenuation design and flow controls. No building shall be occupied or used until such approved drainage scheme has been provided on the site to serve the development to which the buildings relate. The drainage scheme shall be retained thereafter.

Reason: In the interests of adequate drainage and to accord with policies LP27, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure drainage details are agreed at an appropriate stage of the development process.

5. Before construction work commences, a further/addendum noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- An assessment of all noise emissions from the proposed development;
- Details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises; and
- A written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation.

The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such measures shall be thereafter retained.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, and to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure noise mitigation is agreed at an appropriate stage of the development process.

6. If contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works in the affected area shall not recommence until either:

- A Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority; or
- The Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been 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 the National Planning Policy Framework.

7. Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise and vibration arising from all construction related activities (this shall also include suitable restrictions on the hours of working on the site including times of deliveries);
- Dust arising from all construction related activities, which shall include measures to monitor and record the emissions of dust during construction; and
- Artificial lighting used in connection with all construction related activities and security of the construction site.

A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included.

The agreed plan shall be adhered to throughout the construction of the development.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with LP52 of the Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure construction management arrangements are agreed at an appropriate stage of the development process.

8. Notwithstanding the details shown on the approved drawings, no development shall take place until a scheme detailing arrangements and specification for vehicular access for delivery and servicing vehicles, consisting of a swept path analysis, has been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied these turning areas shall be completed in accordance with the details shown on the approved plans and shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: To ensure a suitable access and layout in the interests of highway safety compliant with policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure access arrangements are agreed at an appropriate stage of the development process.

9. Within the first three months of any part of the development being brought into use a Full Travel Plan (FTP) shall be submitted to and approved in writing by the Local Planning Authority. The FTP shall include measures to improve and encourage the use of sustainable transport. The measures must include as a minimum:

- A list of objectives and SMART targets with a package of measures to achieve these targets;
- Contact details of a Travel Plan Co-ordinator and details of their responsibilities;
- The provision of 'live' and other bus/train information;
- Car sharing facilities and the promotion of the benefits of car sharing;
- The introduction of working practices to reduce travel demand; and
- The provision of on site cycle facilities and information to promote active travel.

The FTP shall include details of when these measures will be introduced. To support the promotion of the use of sustainable modes the FTP shall also include:

- How the FTP will be managed;
- Targets aimed at lowering car use, particularly single occupancy trips, from/to the site;
- A program for monitoring the FTP and its progress and how the FTP and its objective of more sustainable travel will be promoted.

The approved FTP shall thereafter retained throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that sustainable transport is supported in the interests of highway safety compliant with LP20, LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

10. Prior to the commencement of development, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall detail the location and type of 16 native trees that are to be planted within the site, along with provide details (including location and specification) of two bat boxes and two bird boxes within the site. The submitted BEMP shall include:

- Descriptions and evaluations of features to be managed and enhanced;
- Extents and locations/areas of proposed works on appropriate scale maps and plans;
- Ecological trends and constraints on site that might influence management;
- Aims and objectives of management;

- Appropriate management actions for achieving aims and objectives;
- Preparation of a work schedule (to cover an initial 5-year period to be reviewed and updated for a minimum period of 30 years);
- Details of the body or organization responsible for implementation of the BEMP; and
- Ongoing monitoring and remedial measures.

The BEMP shall also include details of the mechanism(s) by which the long-term implementation of the plan shall be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that aims and objectives of the BEMP are not being met) how contingencies and/or remedial functioning biodiversity objectives of the originally approved scheme.

Reason: To secure mitigation and compensation for the ecological effects resulting from loss of habitat and to provide an overall net biodiversity gain in line with Policies LP24h, LP30 and LP33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure biodiversity measures are agreed at an appropriate stage of the development process.

FOOTNOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2023. 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.

FOOTNOTE: All Noise Assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noiseconsultants.co.uk> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

FOOTNOTE: No construction related noise shall be audible beyond the site boundary outside the 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 Bank/Public Holidays.

FOOTNOTE: For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document “Guidance on the assessment of dust from demolition and construction” Version 2.1 2023.

FOOTNOTE: 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.

FOOTNOTE: Provision of Electric Vehicle Charging Points (EVCPs) at the development may be required under Building Regulations and the applicant is advised to contact their Building Control provider for further information in relation to Approved Document S.

FOOTNOTE: If you intend to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), you should contact the Yorkshire Water Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements. Applicants are reminded that Building Regulations Approved Document H covers additional requirements with regard to drainage, sewers and related matters.

FOOTNOTE: Advice from Northern Gas Networks, the West Yorkshire Police Designing Out Crime Officer and KC Waste Strategy are publicly available online on the application weblink.

FOOTNOTE: The site is located within the Bat Alert Layer and there is a potential for roosting bats. If bats are discovered on site, development must cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	Location Plan.	Unamended	02/08/2023
Existing Topography Site Plan	Drawing no. 10.	Unamended	02/08/2023
Existing Elevation Plans	Drawing no. 04.	Unamended	02/08/2023
Existing Floor Office Plans Layout	Drawing no. 02.	Unamended	02/08/2023

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan	Drawing no. 01.	Unamended	02/08/2023
Existing Elevation and Existing and Proposed Section Plans	Drawing no. 03.	A	14/11/2023
Proposed Site Plan	Drawing no. 07.	Unamended	02/08/2023
Proposed Elevation Plans	Drawing no. 06.	B	13/08/2024
Proposed Elevation Plans for North and West	Drawing no. 13.	A	13/08/2024
Proposed Ground Floor Plan	Drawing no. 05.	A	13/08/2023
Proposed Ground Floor Plan of North Section	Drawing no. 10.	A	13/08/2024
Proposed First Floor Plan of North Section	Drawing no. 11.	Unamended	10/04/2024
Proposed Second Floor Plan of North Section	Drawing no. 12.	Unamended	10/04/2024
Biodiversity Net Gain Assessment	Biodiversity Net Gain Assessment by Pennine Ecological, January 2024	Unamended	12/01/2024
Preliminary Ecological Appraisal and Impact Assessment	Preliminary Ecological Appraisal and Impact Assessment by Pennine Ecological, October 2023	Unamended	27/10/2023
Wooltex Factory, Huddersfield. UKHabs Baseline Map	Wooltex Factory, Huddersfield. UKHabs Baseline Map by Pennine Ecological - Appendix A, Figure 1, 17/10/2023	Unamended	27/10/2023
Sustainable Drainage Statement	Sustainable Drainage Statement by Northern Design (Oldham), September 2023	Unamended	26/09/2023
Existing Site Plan Drainage	Drawing no. 15.	Unamended	10/04/2024
Below Ground Drainage Report	Below Ground Drainage Report by WJ Shirley Ltd. Job no. 3119, Inspection	Unamended	10/04/2024

Plan Type	Reference	Version	Date Received
	date: 16/11/2021.		
Site Screening Report	Site Screening Report by Groundsure Ltd. Ref: 22113105. Grid ref: 411942 417367, 04/06/2021	Unamended	30/08/2023
Arboricultural Survey and Impact Assessment	Arboricultural Survey & Impact Assessment by Tree Care Consultancy. Report Ref: AIA-1796.1, 29/09/2023	Unamended	11/10/2023
Soft Landscape Scheme	Soft Landscape Scheme by Tree Care Consultancy	Unamended	18/12/2023
Air Quality Assessment	Air Quality Assessment by Northern Design (Oldham), September 2023	Unamended	26/09/2023
Existing Noise Climate Assessment Report	Existing Noise Climate Assessment Report by DRUK Ltd. Report ref: DRUK/ACC/RS/WSCLNHRH /3246, 20/10/2023	Unamended	31/10/2023
Site Waste Management Plan	Site Waste Management Plan by Northern Design (Oldham), September 2023	Unamended	26/09/2023
Highway Statement	Highway Statement by Northern Design (Oldham), September 2023	Unamended	26/09/2023
Travel Plan	Travel Plan for Wooltex (UK) Ltd	Unamended	02/08/2023
Design and Access Statement	Design and Access Statement by Northern Design (Oldham), July 2023.	Unamended	02/08/2023
Climate Change Statement	-	Unamended	04/08/2023

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 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 case officer considered the application and sought clarifications. Pre-commencement conditions were reviewed and agreed by the agent.

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 Telephone: (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: 20-Mar-2025

Signed:



David Shepherd
Executive Director for Place

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

<http://www.kirklees.gov.uk/business/planning/planning.asp>

If a paper copy of the decided plan is required please email:

dc.admin@kirklees.gov.uk

or telephone 01484 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL