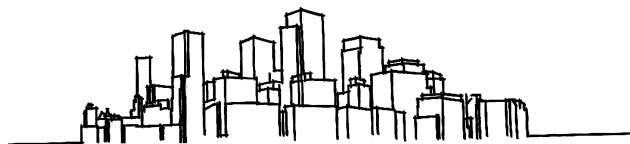


October 2023

PLANNING
STATEMENT

LIGHT INDUSTRIAL UNITS AT BRONTE CLOSE/
STAINCLIFFE ROAD, DEWSBURY

Job Ref: 2852

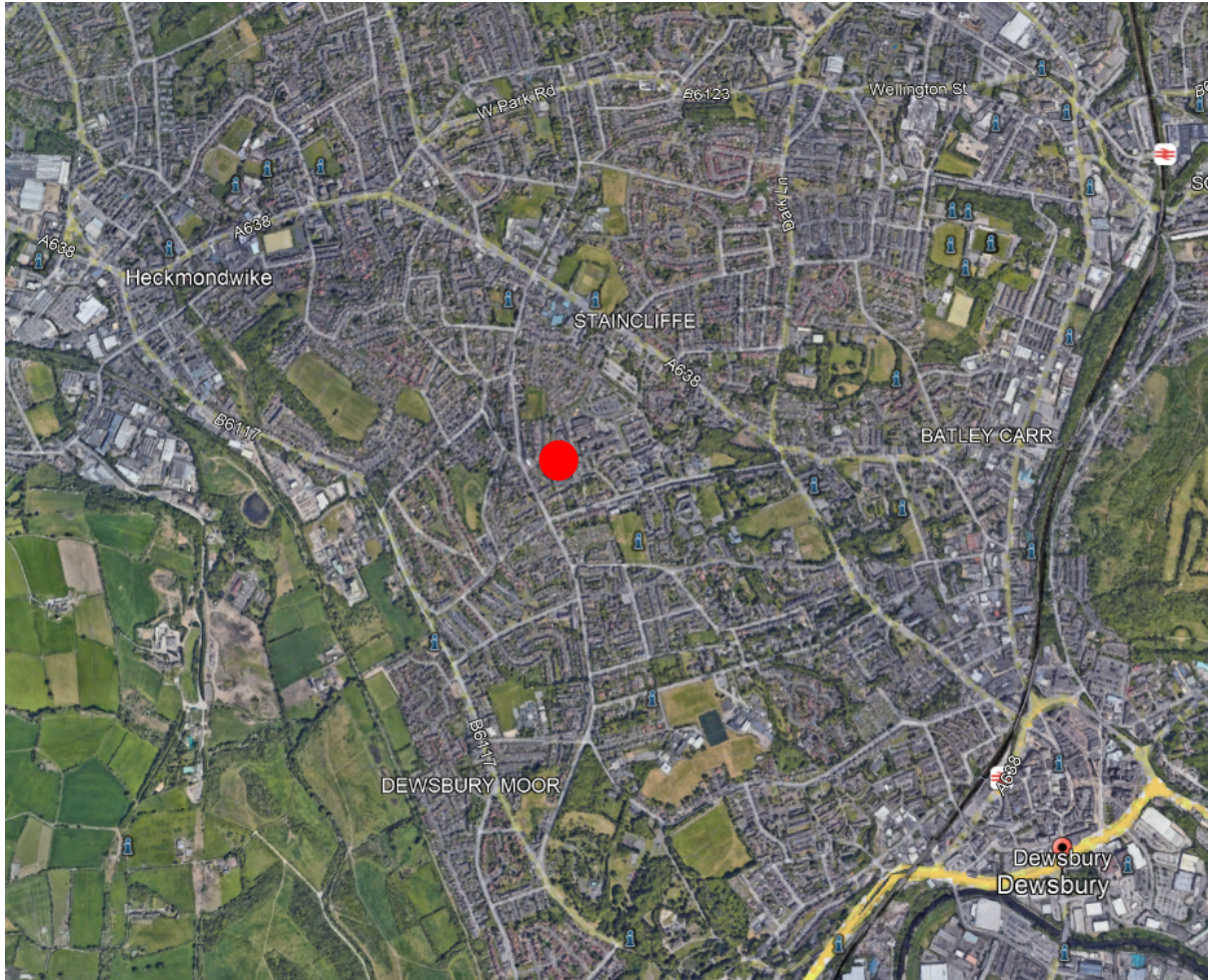


acumen
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1. This statement has been prepared to support a planning application for the erection of light industrial units on land off Bronte Close/Staincliffe Road, Dewsbury.
2. The site is located within a generally residential area within Staincliffe close to Dewsbury and District Hospital. The site is some 1.75km to the northwest of the centre of the large town of Dewsbury and 1.7 km south east of Heckmondwike.

Photograph1: Location of application site.



3. The site comprises an area of land situated on the southern side of Bronte Close. There are numerous existing buildings on site that have been used for general storage purposes, but the buildings are falling into disrepair.
4. The proposals are to clear the site and erect 3no. small light industrial units on a site off Bronte Close in Staincliffe, Dewsbury in the district of Kirklees.

5. The site will be accessed via an improved arrangement off the Bronte Close leading to individual forecourt areas and dedicated parking spaces for staff and visitors. The units will be light industrial units.
6. Access to the proposed development will be taken from the Bronte Close, where this is a dropped footway crossing.
7. The overall floor space of the units will be 605sqm with units varying in size from 125sqm to 253sqm
8. The site is unallocated in the Kirklees Local Plan.
9. The proposed development accords with Local Plan Policy LP9 which sets out that ***“Where possible, proposals for new development will be strongly encouraged to contribute to the creation of local employment opportunities within the district.”***
10. A Highway Statement prepared by Paragon Highways accompanies this report. It concludes that the site is considered to be in a sustainable location in close proximity to local amenities and well served by public transport. It also concludes that the level of traffic generated by the proposal can easily be accommodated and will have no material impact on the operation of the local highway network and will not impact on Highway Safety.
11. An acoustic report has also prepared by Lighthouse Acoustics, which establishes existing environmental noise levels at the nearest noise sensitive receptors. It sets out the proposed operational sound and atmospheric plans sound emission limits in order to minimise the impact at the nearest noise sensitive receptors.
12. This statement and the supporting information demonstrate that the proposed development accords with the Kirklees Local Plan and the National Planning Policy Framework.