

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2023/62/93615/W
Site Address:	27, Market Place, Huddersfield, HD1 2AD
Description:	Change of use to an Adult Gaming Centre (Sui Generis) (Listed Building within a Conservation Area)
Recommending Officer:	Lucy Taylor

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 11 September 2024

Officer Report.

Reference: 2023/93615

Location: 27, Market Place, Huddersfield, HD1 2AD

Proposal: Change of use to an Adult Gaming Centre (Sui Generis) (Listed Building within a Conservation Area)

Site Description.

27 Market Place is a three storey, Grade II listed building within the Huddersfield Town Centre Conservation Area, dating to the mid C19 and formally a bank. It is in a prominent location within the town centre and is constructed in ashlar stone with fine architectural detailing and carving on the façade.

The wider street scene is comprised of predominantly 3/4 storey properties which are all in commercial use.

Listed Buildings neighbour the site and public footpath HUD/334/10 is located adjacent to the site.

Description of Proposal.

Planning permission is sought for the change of use of No. 27 Market Place to an adult gaming centre (Sui Generis).

The submitted Planning, Design and Access Statement sets out that the application is purely for a change of use with no external alterations proposed to the building within this application.

The opening hours of the premises will be the following:

- Mon—Friday: 24 hour (00:00—00:00)
- Saturday—Sunday: 24 hour (00:00-00:00)

History of Negotiations / Amendments Received.

In response to the first consultation response from KC Environmental Health, a noise assessment was submitted.

A re-consultation was undertaken with KC Environmental Health upon the submission of this.

Given the nature of the above negotiations, it was not considered necessary in this instance to re-advertise the application.

Relevant Planning History.

- 2021/94491 – Listed Building consent for Removal of external ATM, night safe and all existing signage, reinstate affected stone cladding and window frames/glazing and internal works (Within a Conservation Area). *Listed Building Consent Granted.*
- 2021/94490 - Removal of external ATM, night safe and all existing signage, reinstate affected stone cladding and window frames/glazing (Listed Building within a Conservation Area). *Permission Granted.*
- 2023/93560 – Listed Building Consent for alterations to convert upper floors to 8 flats. *Pending Consideration.*
- 2023/93559 – Alterations to convert upper floors to 8 flats. *Pending Consideration.*

Representations.

The application was advertised via a site notice, neighbour notification letters and within the newspaper.

Final publicity date expired: 23rd February 2023.

In response to publicity, one objection was received. The objection raised the following, summarised, concerns:

- The subject unit lies within the designated primary shopping area and secondary shopping frontage for the town. As such, proposals seeking changes to non-retail uses are subject to Policy LP14. The policy confirms changes of use are subject to three criteria:
 - Part a): Allowing such a use would undermine the retail function of the primary shopping area in this part of the town centre, as well as leading to an overconcentration of similar non-retail sui generis uses.
 - The position and prominence of the application unit is also of relevance. The frontage of the unit is one of the largest and most prominent units in the secondary frontage. The proposed use, which offers very little in the way of activity or changing frontages, will dominate this part of Market Place.
 - Part b): It is inevitable that allowing 24/7 use will have a detrimental impact on those living above and close to this unit. It will be impossible to prevent break out noise and disturbance associated with customers entering and leaving the premises.
 - The applicant has failed to submit any details of the proposed shopfront, and we would request that, in light of the requirements of criteria b) and c) of Policy LP24, these are provided for consideration.

- Strategic Objectives 5 and 6 seek to tackle inequalities, giving all residents the opportunity of a healthy lifestyle and to support their health and wellbeing. The development will fail to contribute to an inclusive community; entry will be restricted to those over the age of 18, and the use of the gaming facilities will lead to an increase of inequality, with the subsequent detrimental impact on the community's health and well-being. The use will potentially encourage crime and disorder, as well as increasing the fear of crime.

Consultation Responses.

KC Highways Development Management – Would not expect the proposals to have a severe impact on the operation or efficiency of the local highway network or on highway safety and so would not wish to object to the proposals.

KC Conservation & Design – Raise no concerns regarding the proposed change of use.

KC Environmental Health – Accept the findings of the submitted noise report.

Policy.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is a Listed Building in the Huddersfield Town Centre Conservation Area.

The application site is adjacent to public footpath HUD/334/10.

The site is located within an area with a known presence of bats and within an area identified by the coal authority as being at high of ground movement as a result of former mining activity.

Kirklees Local Plan:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP13 – Town centre uses
- LP14 – Shopping frontages
- LP17 – Huddersfield Town Centre
- LP20 – Sustainable Transport
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design

- LP30 – Biodiversity & Geodiversity
- LP35 – Historic environment
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality

Supplementary Planning Documents:

- Kirklees Highway Design Guide (adopted November 2019)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2023, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Legislation:

- The Town & Country Planning Act 1990 (as amended).
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 The Planning and Compulsory Purchase Act 2004.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment.

The following matters that will be considered as part of the assessment of the proposal are set below. These considerations will be looked at in detail individually:

- 1) Principle of Development
- 2) Impact on Visual Amenity and Historic Environment
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Other Matters

6) Representations

7) Conclusion

1) Principle of Development

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district”*.

The development seeks permission for the change of use of 27 Market Place to an adult gaming centre. The site is located within Huddersfield Town Centre, within a Primary Shopping Area.

Policy LP13 of the Kirklees Local Plan defines Huddersfield Town Centre as a Principal Town Centre, setting out that the role and function of such areas are as follows:

- Provide for the shopping needs (particularly for non-food goods) of residents across Kirklees.
- The main focus in Kirklees for the provision of financial and professional services; offices, entertainment; sport, leisure, arts, culture and tourism facilities; further and higher education; and health services.

As such, against the purposes of LP13 of the Kirklees Local Plan, the proposal is considered to be acceptable, delivering a leisure facility in the form of an adult gaming centre.

Policy LP14 of the Kirklees Local Plan is relevant, which refers to shopping frontages. This Policy sets out the following:

“Primary Shopping Area - the retail core individually defined for each town centre. For District Centres this will be the full extent of the defined centre

boundary, where retail uses and other main town centre uses are focused. Uses within Primary Shopping Areas will be expected to maintain or provide active ground floor uses. Retail uses within the above areas will be supported.”

Policy LP17 of the Kirklees Local Plan, Huddersfield Town Centre, sets out that:

“Huddersfield Town Centre will be the principal focus for high quality comparison retail goods within the district, supported by a range of leisure, tourism, office (including high quality grade A office space), and other main town centres uses.

Proposals for new development within the town centre will be supported where they:

h. retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings, both within and outside of the Huddersfield Town Centre Conservation Area.”

Based on Google Map imagery, 27 Market Place appears to have been vacant since at least April 2023 and is a Grade II Listed Building. Therefore, the proposal would see the regeneration and retention of a key historic feature in Huddersfield Town Centre, in accordance with Policy LP17(h) of the Kirklees Local Plan.

Whilst it is noted that the proposal would not strictly accord with the requirements of Policy LP14, as it is not for a retail use within a primary shopping area, it would accord with the purposes of Principle Town Centres as set out within Policy LP13 of and LP17(h) of the Kirklees Local Plan.

It is also noted that the former use of No. 27 Market Place was a bank, with the officer’s report for previous application 2021/94490 describing that the building was purpose built as a bank. Therefore, given that the building has never had a retail function, the use of the building as an adult gaming session is not considered to result in a loss of any retail space.

Therefore, for the reasons set out above, it is considered that, on balance, the principle of the proposed development is acceptable, subject to being considered acceptable with regard other considerations addressed within the below sections of this report, is concluded to be acceptable in principle.

1) Impact on Visual Amenity and Appearance of the Area (Including Impact Upon Historic Environment)

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the

policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to ‘have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses’.

Sections 66 and 72 of the Planning (Listed Building & Conservation Areas) Act (1990) are mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Furthermore, LP35 states that: *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*

Policies within Chapter 16 of the NPPF are of relevance, this chapter initially sets out that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 200 of the NPPF details that applicants must describe the significance of any heritage assets affected, including any contribution made by their setting and that the LPA should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Paragraph 206 of the NPPF details that Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In the event of such harm being considered substantial the justification would need to be exceptional / wholly exceptional if such harm relates to Grade II listed buildings or buildings, parks monuments, battlefields world heritage sites with a higher degree of protection.

This application seeks planning permission of the change of use of the building only and not for any internal or external changes.

With regard to heritage significance, as part of the determination of this application, a formal consultation was undertaken with KC Conservation and Design. Within their consultation response, KC Conservation and Design concluded that they raise no concerns regarding the proposed change of use.

In summary therefore, it has been concluded that the proposals would not cause detrimental harm to the visual amenities of the locality. The proposed development is considered to comply with Chapters 12 and 16 of the NPPF and Policies LP2, LP24 and LP35 of the Kirklees Local Plan.

2) Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: “...*maintain appropriate distances between buildings*” and “...*minimise impact on residential amenity of future and neighbouring occupiers.*”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Paragraph 191 of the NPPF, contained within Chapter 15, sets out that proposals should mitigate and reduce to a minimum potential adverse impact resulting from noise from new development. Policy LP52 of the Kirklees Local Plan seeks to ensure that, amongst other things, the impact from noise for new development is acceptable.

Given that no external changes are proposed to the building, it is not considered that the proposal poses any detriment to residential amenity with regard to impacts of overbearing, overshadowing and / or overlooking.

The only residential property within the immediate vicinity of the site is Apartment 1 within building address 3A New Street, which is located to the west of No. 27 Market Place. Given that No. 3A New Street and No. 27 Market Place are not attached, they do not share a party wall.

It is noted that there are applications pending determination at 27 Market Street, seeking planning permission for alterations to convert upper floors to 8 flats.

Within their initial consultation response, KC Environmental Health required the submission of information to show that the sound insulation where commercial and residential use share a party wall/floor/ceiling met with our higher requirement of 55dB DnTw + Ctr.

Subsequently, a Noise Impact Assessment was submitted, authored by Acute Acoustics Ltd dated 26 July 2024 Ref 2894 Huddersfield – 27 Market Place NIA [Rev A].

Within their second formal consultation response, KC Environmental Health set out that:

A BS4142 assessment has been conducted using library data from a similar use in Darlington and paras 9.1 and 9.2 indicate a low impact to the nearest noise sensitive receptors for both daytime and nighttime use.

Para 11 looks at the sound insulation between the ground floor commercial space and the first floor and using data from RP Acoustics Ltd (Ref: NA/1207/23/252 V1.0 dated 11/12/2023) submitted under a previous application (2023/93559 refers), it determines a DnTw + Ctr value of 54dB. Whilst this is 1dB below our requirement, similarly, it is accepted based upon the tolerances within the testing regime and the listed building status and the limitations within this.

KC Environmental Health Officers confirmed that they accept the findings of the report.

For these reasons, the proposal is considered to have an acceptable impact on residential amenity and is considered to accord with Chapters 12 and 15 of the NPPF and Policies LP24 and LP52 of the Kirklees Local Plan.

3) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide, which seeks to ensure acceptable levels of off-street parking are retained, is also considered to be of relevance.

As part of the determination of this planning application, a formal consultation was undertaken with KC Highways Development Management, with Highways Officers making the following comments:

This application is for the change of use to an adult gaming centre within an existing building fronting on to Market Place, a 30mph one-way single carriageway town centre access road of approximately 3.2m width with footways and street lighting present. The road is part of Huddersfield town centre pedestrian zone and vehicular access is limited to permit holders and loading only between midnight – 10am and 4pm – midnight.

The site is within a sustainable town centre location with stops on a high frequency bus route within 150m, the main Huddersfield bus station within 400m and the rail station within 350m of the site. There are shops and services within a short walk of the site.

The existing building has a previous use as a bank and this would have generated some trips, the proposed use would be expected to generate less trips than the bank use.

No car parking is proposed for the development, however there are parking and traffic restrictions adjacent to the site, public car parks are within a short walk of the proposal site, and it is also very well served by public transport.

With this we would not expect the proposals to have a severe impact on the operation or efficiency of the local highway network or on highway safety and so would not wish to object to the proposals.

Therefore, given the above, it is considered that the proposal would appropriately accord with Chapter 9 of the NPPF and Policies LP21 and LP22 of the Kirklees Local Plan.

4) Other Matters

Climate Change:

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

A Climate Change Statement was submitted with this application.

Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs any further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

Public Footpath:

The proposal does not pose any alterations to the building of 27 Market Place. Therefore, the proposal does not prejudice the function, continuity, or implementation of footpath HUD/334/10 as a walking or cycling network. For this reason, the proposal is considered to appropriately comply with Policy LP23 of the Kirklees Local Plan.

Bats:

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site lies within the bat alert layer on the Council's GIS system.

The proposal does not include any alterations to the exterior of the building. Therefore, it is not considered that the proposal poses detriment to any roosting bats, even if present at the site.

Safety and Security:

Section 17 of the Crime and Disorder Act 1998 places a duty on each local authority to 'do all that it reasonably can to prevent crime and disorder in its area'. Section 8 ('Promoting healthy and safe communities') of the National Planning Policy Framework states at paragraph 92 that there should be an aim to achieve healthy, inclusive and safe places which: (b) are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Policy LP24 sets out that proposals should promote good design by ensuring the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features.

Upon any grant of approval, it is considered necessary to include a condition which requests the submission of a scheme to the Local Planning Authority prior to the premises been brought into use, which sets out all the measures to minimise the risk of crime and meet the specific security needs of the application site and the development.

This scheme should include details of security measures, including, but not limited to, CCTV systems and their location around the premises.

The aforementioned condition is considered necessary to ensure that, prior to the commencement of development, safety and security measures have been agreed in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and to accord with Policy LP24 of the Kirklees Local Plan and the policies contained within Chapters 8 and 12 of the NPPF.

With the inclusion of the aforementioned condition, it is considered that the proposal would appropriately accord with the expectations of Section 17 of the Crime and Disorder Act 1998 as well as Policy LP24 of the Kirklees Local Plan and Chapter 8 of the NPPF.

5) Representations

In response to publicity, one objection was received. The concerns raised within this objection are set out below, accompanied with an officer response.

- The subject unit lies within the designated primary shopping area and secondary shopping frontage for the town. As such, proposals seeking changes to non-retail uses are subject to Policy LP14. The policy confirms changes of use are subject to three criteria:
 - Part a): Allowing such a use would undermine the retail function of the primary shopping area in this part of the town centre, as well as leading to an overconcentration of similar non-retail sui generis uses.
 - The position and prominence of the application unit is also of relevance. The frontage of the unit is one of the largest and most prominent units in the secondary frontage. The proposed use, which offers very little in the way of activity or changing frontages, will dominate this part of Market Place.
 - Part b): It is inevitable that allowing 24/7 use will have a detrimental impact on those living above and close to this unit. It will be impossible to prevent break out noise and disturbance associated with customers entering and leaving the premises.
 - The applicant has failed to submit any details of the proposed shopfront, and we would request that, in light of the requirements of criteria b) and c) of Policy LP24, these are provided for consideration.
 - Strategic Objectives 5 and 6 seek to tackle inequalities, giving all residents the opportunity of a healthy lifestyle and to support their health and wellbeing. The development will fail to contribute to an inclusive community; entry will be restricted to those over the age of 18, and the use of the gaming facilities will lead to an increase of inequality, with the subsequent detrimental impact on the community's health and well-being. The use will potentially encourage crime and disorder, as well as increasing the fear of crime.

Officer Response: The principle of development (change of use) is assessed in full within Assessment section 1 of this officer's report. It was concluded that, on balance, the principle of development is acceptable for reasons of according with Policies Policy LP13 of and LP17(h) of the Kirklees Local Plan.

The impact upon residential amenity has been addressed within assessment section 3 of this report.

In respect of external alterations to the building, the applicant has confirmed that no external alterations are proposed as part of this application.

6) Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other materials considerations. It is considered that the development would constitute to sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation – Delegated Powers

Application Number: 2023/93615

Officer Recommendation: Approve

Conditions and Reasons:

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.
1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications 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 Policies LP1, LP2, LP13, LP14, LP17, LP20, LP21, LP22, LP24, LP30, LP35, LP51 and LP51 of the Kirklees Local Plan policies within Chapters 2, 4, 8, 9, 12, 14, 15 & 16 of the National Planning Policy Framework.
2. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order) the use of the building as outlined in red on the submitted Location

Plan (ref: PP-12653736v1) shall be restricted solely to an adult gaming centre.

Reason: For the avoidance of doubt as to what is being permitted, in the interests of residential amenity and for reasons of ensuring the safe operation of the premises and the safety of site users, to accord with policies LP24(a and b) of the Kirklees Local Plan and Chapter 8 and 12 of the National Planning Policy Framework.

3. The development shall not be brought into use until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which sets out all measures to minimise the risk of crime and meet the specific security needs of the application site and the development. This shall be in the form of a Building, Facility, & Operation Management Plan. The submitted scheme shall include, but not be limited to, details of the number of staff and CCTV systems and their location around the premises. The development shall not be brought into use until the approved scheme has been implemented, which shall be thereafter operated for the lifetime of the development.

Reason: To ensure that safety and security measures have been agreed in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and to accord with Policy LP24 of the Kirklees Local Plan and the policies contained within Chapters 8 and 12 of the National Planning Policy Framework.

Plans and Specifications Schedule:

Plan Type	Reference	Version	Date Received
Location Plan	PP-12653736v1	-	07.12.23
Block Plan	-	-	07.12.23
Plan General Basement / Section	-	-	21.12.23
Climate Change Statement	-	-	15.01.24
Planning, Design & Access Statement with Heritage	-	-	15.01.24
Noise Impact Assessment by Acute Acoustics Ltd.	2894 Huddersfield – 27 Market Place NIA	Rev A	06.08.24

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

In response to the first consultation response from KC Environmental Health, a noise assessment was submitted.

Report Dated:

09.09.24