



Regent House
Heaton Lane
Stockport
SK4 1BS

Kirklees Metropolitan Council
Planning Services,
PO Box 1720,
HUDDERSFIELD,
HD1 9EL

Submitted via the Planning Portal only

04 December 2023

Dear Sir/Madam,

Application for Full Planning Permission (Planning Portal Reference PP-12644696)

Land to the northwest of Urban Terrace, Denby Lane, Grange Moor

We write on behalf of our client, Yorkshire Country Properties, regarding the above site. A planning application is hereby submitted for the following description of development:

“Erection of 10 no. new residential dwellings with associated access, parking, landscaping, and works to facilitate the development”.

The application is supported by the following documents:

- Planning Statement prepared by Broadgrove Planning and Development Ltd;
- Planning Forms and Certificate;
- Drawing pack prepared by Farrar Bamforth Architecture –
 - 22D26-FBA-ZZ-XX-DR-A-0700-LOCATION PLAN
 - 22D26-FBA-ZZ-XX-DR-A-1000-SITE CONSTRAINS PLAN
 - 22D26-FBA-ZZ-XX-DR-A-1010-SITE CONSTRAINS PROPOSAL
 - 22D26-FBA-ZZ-XX-DR-A-0708-P11 - SITE LAYOUT
 - 22D26-FBA-A-ZZ-DR-A-2000-P07 - HOUSE TYPE BUN A
 - 22D26-FBA-C-ZZ-DR-A-2000-P05 - HOUSE TYPE BUN C
 - 22D26-FBA-F-ZZ-DR-A-2000-P04 - HOUSE TYPE BUN F

- 22D26-FBA-A-ZZ-DR-A-2000 P02 -GENERAL ARRANGEMENT HTBUN G OPT3
 - 1857-ADT-XX-00-DR-A-00104 - PROPOSED FLOOR PLANS
 - Design and Access Statement
- Climate Change Statement (Grange Moor Climate Change Statement)
- Site Investigation Reports
 - 008 Let to YCP (Prelim Summary) 20 10 22
 - 016 Let to YCP (GRA) 23 05 23
 - 4511_1 - SI Report - Dec 22
 - Geo-Environmental report and Coal Mining Risk Assessment
- Ecological Appraisal (Denby Lane PEAR 2022 DRAFT)
- Landscaping Plan (3875-2E-dlp-ph2-A1-250)
- Flood Risk, Drainage and SUDS reports
 - Y22054 FRA - Denby Lane, Grange Moor - Rev 1
 - Y22054-D900-OVERALL ENGINEERING LAYOUT - REV 1
 - Y22054-D901-LONG SECTIONS - REV 1
- Transport Statement (23102 Denby Lane)
- Tree Reports
 - Arb Impact Assessment Complete. Denby Lane. 14.11.23
 - IT_Derby Lane, Grange Moor-Shadow
 - IT_Derby Lane, Grange Moor-No Shadow
 - Tree Survey. Denby Lane. 10 Bungalow Scheme. 14.11.23

We trust that the enclosed information is sufficient to enable the Council to validate the application, but should you require any further information, then do not hesitate to contact me.



Yours faithfully

Mike Parham

Graduate Planning Consultant

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