



Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2024/62/90548/W

To: Dawson Williamson Ltd
Hope Park Business Centre
Bradford
BD5 8HH

For: DONALDSON'S PROPERTIES 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 VETERINARY SURGERY (USE CLASS E) AND ASSOCIATED
WORKS INCLUDING THE FORMATION OF CAR PARKING AND
LANDSCAPING

At: FORMER RIVERSIDE WORKS, HONLEY, HOLMFIRTH, HD9 6PW

In accordance with the plan(s) and applications submitted to the Council on 16-Oct-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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP7, LP20, LP21, LP22, LP24, LP28, LP30, LP33, LP51, LP52 and LP53 of the Kirklees

Local Plan, and Chapters 5, 8, 9, 11, 12, 14, and 15 of the National Planning Policy Framework.

3. Details of any additional tree works required during the construction process that is not identified within the submitted information shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect trees that provide visual amenity value, to comply with Policies LP24 and LP33 of the Kirklees Local Plan.

Pre-Commencement Conditions

4. Prior to development commencing, notwithstanding the submitted details, an updated Arboricultural Impact Assessment, Arboricultural Method Statement and Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The updated Impact Assessment shall elaborate upon the development's potential impacts upon the adjacent woodland, with specific consideration of the proposed retaining wall(s) and explore measures to prevent any and all detrimental impact upon the woodland. Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To ensure a tree of amenity value is preserved, in accordance with Policies LP24 and LP33 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that appropriate investigation and the methodology of works is correct prior to potentially damaging works taking place.

5. Prior to development commencing, a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall include details of:

- a) Any phasing of development and timetable of all works;
- b) Hours of works;
- c) Details of construction access arrangements;
- d) Construction vehicle sizes and routes;
- e) Numbers and times of construction vehicle movements;
- f) Locations of HGV waiting areas and details of their management;
- g) Parking for construction workers;
- h) Loading and unloading of plant and materials;
- i) Storage of plant and materials;
- j) Signage;
- k) 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;
- l) Street sweeping;
- m) Measures to control and monitor the emission of dust and dirt during construction;
- n) Site waste management, including details of recycling/disposing of waste resulting from construction works;
- o) Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries;
- p) Artificial lighting used in connection with all construction-related activities and security of the construction site;

- q) Site manager and resident liaison officer contact details, including information of their remit and responsibilities;
- r) Means of engagement undertaken, and means of ongoing engagement proposed, with local residents, occupants and/or their representatives; and
- s) Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period).

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, to ensure harm to biodiversity is avoided, and to accord with Policies LP21, LP24, LP30 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity and biodiversity impacts are devised and agreed at an appropriate stage of the development process.

6. Prior to development commencing, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following.

- a) Risk assessment of potentially damaging demolition activities that refers to the most up-to-date site-specific survey information and specifically to roosting bats, nesting birds, badgers and invasive plant species;
- b) Identification of “biodiversity protection zones”, where appropriate;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during demolition (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during demolition when specialist ecologists need to be present on site to oversee works, where appropriate;
- f) Responsible persons and lines of communication; and
- g) Use of protective fences, exclusion barriers and warning signs, where appropriate.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect biodiversity during construction by avoiding direct impacts to protected species and preventing the spread of non-native plants, and to accord with Kirklees Local Plan Policy LP30. This pre-commencement condition is necessary to ensure appropriate surveys can take place before harmful effects may be caused, and to ensure suitable mitigation may be put in place.

7. Prior to development commencing, a strategy for temporary surface water drainage for the construction phase (after soil and vegetation/site strip) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems
- and watercourses and how flooding of adjacent land is prevented.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the effective disposal of surface water from the development (including its internal roads) so as to avoid an increase in flood risk and so as to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details of drainage are agreed at an appropriate stage of the development process.

8. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person 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. 189 and 190 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

9. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 8 further groundworks 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. 189 and 190 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

10. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 9. 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. 189 and 190 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

11. Prior to development commencing, an 'invasive non-native species protocol' shall be submitted to, and approved in writing by, the Local Planning Authority. The protocol shall detail the containment, control, and removal of invasive non-native species, including the identified Himalayan Balsam species on site. Thereafter the development shall be undertaken in accordance with the approved strategy.

Reason: To prevent the spread of non-native invasive species, to safeguard and enhance the function of the application site, in line with the aims and objectives of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition to ensure ecological measures are capable of being fully integrated into the construction phase.

Prior to Specific Trigger

12. Prior to the installation of any external lighting, a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), shall be submitted to, and approved in writing by, the Local Planning Authority. The Sensitive Lighting Strategy will demonstrate that the lighting will not impact upon ecological networks and/or sensitive features and ensure a dark corridor is maintained along the River Holme and its adjacent riparian corridor and the Woodland Fringe. The scheme should also indicate measures to be taken for the control of any glare or stray light from the operation of artificial lighting. Thereafter the external lighting shall be installed in accordance with the specifications and locations set out within the approved lighting scheme and retained thereafter.

Reason: In the interests of biodiversity, crime prevention and mitigation and to safeguard the amenities of nearby residential properties in accordance with Policy LP24, LP30 and LP52 and Chapter 12 and 15 of the National Planning Policy Framework 2024.

13. Prior to development commencing above foundation level, details of the proposed insulation, on-site micro-generation, or other measures to be incorporated into the development to combat climate change shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated into the development during construction and shall thereafter be retained as such.

Reason: To ensure that the proposed development contributes to the council's target of achieving 'net zero' carbon emissions by 2038 and thereby reducing the causes of climate change, and to accord with the aims of Policy LP24(d) of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

14. Development above slab/foundation level shall not commence, notwithstanding the submitted details, until details of all external walling and roofing materials to be used on the approved building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used.

Reason: In the interests of visual amenity to accord with Policy LP 24 of the Kirklees Local Plan and guidance contained within Chapter 12 of the National Planning Policy Framework.

15. Following completion of any measures identified in the approved Remediation Strategy, pursuant to condition 10 or any approved revised Remediation Strategy, pursuant to condition 10, a Verification 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 Verification Report in respect of those remediation measures 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 paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commencement on the construction of the development hereby approved.

Prior to Occupation

16. Prior to the hereby approved development being brought into use, the sightlines of 2.4m x 49.4m to the left and 53.4m to the right along Woodhead Road, as shown on drawing No 2504304 Rev P05, shall be cleared of all obstructions to visibility exceeding 1m in height and these shall thereafter be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety in accordance with Policy LP21 and LP22 of the Kirklees Local Plan.

17. Prior to the hereby approved development being brought into use, all works which form part of the sound attenuation scheme as specified in the Noise Impact Assessment authored by JPM Acoustics dated April 2025 Ref 0262024 shall be completed. Any changes to the approved noise mitigation measures must be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

18. Prior to the hereby approved development being brought into use, the boundary treatment of the site as shown on approved drawings C1098 102 rev 3, received 14.10.2025 and plan ref: C1098 103 rev 1, received 28.05.2025 shall be installed. The boundary treatment so installed shall thereafter be retained.

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

19. Prior to the hereby approved development being brought into use, details of a 'Welcome to Honley' sign, or similar, along the site frontage shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing. The submitted details shall include a block plan and elevation drawings showing the location, size, and appearance of the sign. The approved sign shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interest of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Policy 5 of the Holme Valley Neighbourhood Plan, and guidance contained within Chapter 12 of the National Planning Policy Framework.

20. Prior to the hereby approved development being brought into use, a scheme detailing measures to manage parking on Woodhead Road along the frontage of the site and all associated works, together with appropriate Safety Audits shall be submitted to, and approved in writing by, the Local Planning Authority. Unless otherwise agreed in writing no part of the scheme shall be brought into use until the approved scheme has been implemented.

Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan and the National Planning Policy Framework.

21. Prior to the hereby approved development being brought into use, the areas to be used by vehicles and/or pedestrians, as shown on plan ref. C1098 104 Rev 7, shall be surfaced, sealed and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan and the National Planning Policy Framework.

22. Prior to the hereby approved development being brought into use, details of cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be suitably protected from crime and inclement weather. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: To comply with the Council's sustainability objectives and to meet the requirements set out in Kirklees Local Plan Policy LP22 part g and the National Planning Policy Framework.

23. Prior to the hereby approved development being brought into use, a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan shall include measures to improve and encourage the use of sustainable transport. The measures will include as a minimum:

- staff car sharing facilities
- the introduction of working practices to reduce travel demand and
- the provision of on site cycle facilities and information.
- the Travel Plan will include details of when these measures will be introduced.
- how the travel plan will be managed;
- targets aimed at lowering car use, particularly single occupancy trips, from/to the site;
- a program for monitoring the travel plan and its progress and how the travel plan and its objective of more sustainable travel will be promoted.

The provisions of the approved Full Travel Plan shall thereafter be adhered to.

Reason: To comply with the Council's sustainability objectives, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan and the National Planning Policy Framework.

24. Prior to the hereby approved development being brought into use, a Noise Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the maximum number of dogs at any time within the external dog run and dog run isolation areas as shown on Proposed Floor Plan ref: C1098 110 Rev 7, and the reasonable steps to mitigate noise. The approved scheme shall be implemented before the development is brought into use and retained thereafter.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, 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.

25. Prior to the hereby approved development being brought into use, notwithstanding the submitted details, details of the specification and locations of a minimum of five Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. The cable and circuitry ratings for the EVCP shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The provided electric vehicle charging points shall be retained thereafter.

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

26. Prior to the hereby approved development being brought into use, a scheme detailing hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the planting of native trees and hedgerows. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 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 its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

Reason: To ensure that there is a well laid out scheme of healthy trees, hedgerows and shrubs in the interests of amenity and providing biodiversity measures to accord with Policy LP24 of the Kirklees Local Plan, and Policies within Chapter 12 of the National Planning Policy Framework.

27. Prior to the hereby approved development being brought into use, a Crime Mitigation strategy shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the agreed mitigation measures shall be installed prior to the hereby approved development being brought into use, and shall be retained hereafter.

Reason: In the interest of crime prevention and mitigation, so as to comply with Policy LP24 of the Kirklees Local Plan.

Ongoing Requirement(s)

28. Except in cases of an emergency, the use hereby permitted shall not be open to customers outside the hours of 06:00 to 22:00 Monday to Sundays (Including Bank Holidays) and there shall be no deliveries to, or dispatches from the premises outside these hours. No deliveries shall take place on Sundays or Bank Holidays.

Reason: To ensure that the proposed development does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework

29. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, 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.

FOOTNOTE: Statutory BNG Condition

In accordance Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) development may not be begun unless:

- a) A biodiversity gain plan has been submitted to the local planning authority; and
- b) The local planning authority has approved the plan.

The biodiversity gain plan must include:

- a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) The pre-development biodiversity value of the onsite habitat;
- c) The post-development biodiversity value of the onsite habitat;
- d) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) Any biodiversity credits purchased for the development; and
- f) Any such other matters as the Secretary of State may by regulations specify.

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

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 the correct section 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. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof. At non-residential developments, the requirement for one standard electric vehicle charging point for at least 10% of parking spaces may initially be reduced to one charging point for at least 5% of parking spaces with the remainder provided at an agreed trigger point.

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

NOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

- Monday to Friday: 07.30 to 18.30 hours
- Saturday: 08.00 to 13.00 hours
- With no construction related noise audible beyond the site boundary on Sundays or
- Bank/Public Holidays.

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.

NOTE: The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location plan	C1098 001	2	14/11/2024
Proposed Site Layout Plan	C1098 101	5	14/10/2025
Proposed Elevations Sheet 1	C1098 203	3	01/10/2025
Proposed Elevations Sheet 2	C1098 204	3	01/10/2025
Proposed Ground Floor Plan	C1098 110	7	14/10/2025
Proposed First Floor Plan	C1098 111	7	14/10/2025
Proposed Roof Plan	C1098 113	7	14/10/2025
Proposed Site Layout Plan Boundary Treatments	C1098 102	3	14/10/2025
Proposed Car Parking Plan	C1098 104	7	03/11/2025
Proposed External Lighting Scheme	H176-EXT-6310		15/10/2024
Proposed Boundary Treatment Types	C1098 103	1	28/05/2025
Finished Levels Arrangement	369-JPG-ZZ-ZZ-DR-C-1200-S2	P05	12/06/2025
Impermeable Area Plan	6369-JPG-ZZ-ZZ-DR-D-1450-S2	P02	05/06/2025
Overland Flow Plan	369-JPG-ZZ-ZZ-DR-D-1410-S2	P04	05/06/2025
Foul Water Drainage Strategy	6369-JPG-ZZ-ZZ-DR-D-1401-S2	P05	05/06/2025
Surface Water Drainage Strategy	6369-JPG-ZZ-ZZ-DR-D-1400-S2	P05	05/06/2025
Permanent Development Access Layout and Visibility Slays	2504304	P05	07/08/2025
Permanent Development Access Layout and Visibility Slays	2504305	P04	07/08/2025
Extent of Highway Adoption	2504306	P01	07/08/2025
Design & Access Statement	C1098 451	2	14/07/2025
Planning Statement			23/12/2024
Phase 1 Desk Study	C4179		02/07/2025
Noise Impact Assessment	0262024		13/05/2025
Transport Statement	24030		02/07/2025
Travel Plan	24030		02/07/2025
Health Impact Assessment			22/07/2025
Biodiversity Accounting Assessment Issue	18440c		05/08/2024
Ecological Impact Assessment	18440g/AWe		22/05/2025
Statutory Biodiversity Metric Calculation Tool	18440g V1.2		14/07/2025
Arboricultural Report	18440/AJB		22/12/2025
Donaldson's Vets Light Pollution Assessment			15/10/2024
6369-SW Network Permanent 1in100+45CC			15/10/2024

Plan Type	Reference	Version	Date Received
6369-SW Network Permanent 1in2+00CC			15/10/2024
6369-SW Network Permanent 1in30+00CC			15/10/2024
Arboricultural Impact Assessment	18440-A/AJB		22/12/2025
Arboricultural Method Statement	18440-B/AJB		22/12/2025
Speed Survey			13/05/2025
Drainage Impact Assessment	6369-JPG-XX-XX-RP-D-0621-S2		05/06/2025
Road Safety Audit Stage 1	2025-07 Honley RSA1	0	15/07/2025
Road Safety Audit Response Report	24107 Woodhead Road RSA 1 RR		15/07/2025

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.

Additional information has been requested in relation to highway safety, ecological, drainage and visual amenity matters. A revised red line boundary plan was also submitted. Further information is contained within the appraisal, where appropriate.

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority-GOV.UK)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Where 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: 15-Jan-2026

Signed:



David Shepherd
Executive Director for Place

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 2024/62/90548/W.

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
