



**Town and Country Planning Act 1990**

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

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2024/62/90956/W**

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**To:** Halliday Clark  
Halliday Clark Limited  
The Point  
1, Lower Railway Road  
Ilkley  
LS29 8FL

**For:** GLOBE INNOVATION CENTRE 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:-**

CONVERSION OF EXISTING MILL BUILDING TO MULTI-STOREY CAR PARK,  
ERECTION OF EXTERNAL STAIR AND LIFT CORES WITH ASSOCIATED  
LANDSCAPE AND ACCESS ARRANGEMENTS (WITHIN A CONSERVATION  
AREA)

**At:** GLOBE MILLS, BRIDGE STREET, SLAITHWAITE, HD7 5JN

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**In accordance with the plan(s) and applications submitted to the Council on  
21-May-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 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 LP1, LP2, LP3, LP4, LP7, LP8, LP20, LP21, LP22, LP24, LP26, LP27, LP28, LP30, LP31, LP35, LP51, LP52 and LP53 of the Kirklees Local Plan and Chapters 2, 4, 7, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. Prior to any construction work commencing, the mitigation measures to control fugitive dust emissions during the construction phase of the development shall be implemented in accordance with those detailed in Appendix C of the Air Quality Assessment by Dragonfly Consulting (ref: DC4470-AR1, dated: 01/03/2024) and retained for the duration of the construction period.

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

4. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study 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 the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure contamination is considered at an appropriate stage of the development.

5. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 4, 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 the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure contamination is considered at an appropriate stage of the development.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 5, 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 the National Planning Policy Framework.

7. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 6. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered 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 two 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 the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy 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 the National Planning Policy Framework.

9. No external artificial lighting shall be used unless the lighting has been installed in accordance with the details provided in the report titled Globe Mills 2, External Lighting Impact Assessment Report, ref: P002-PGS-E-RPT-001 rev A, dated March 2024. The installed external artificial lighting shall be operated thereafter in accordance with the approved scheme.

**Reason:** To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with Chapters 2 and 15 of the National Planning Policy Framework and LP52 of the Kirklees Local Plan.

10. No cleaning of masonry is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any cleaning proposals must be approved in writing by the Local Planning Authority and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the written approval of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to present and enhance the setting of the heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

11. The steel/mesh staircores shown on hereby approved drawing 333.19(1)-008 'Proposed Elevations & Section', shall be of anthracite grey in colour similar to RAL 7016. The colour finish of the steel/mesh staircores shall be thereafter retained.

**Reason:** In the interests of visual amenity and to present and enhance the setting of the heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

12. The steel roof feature shown on hereby approved drawing 333.19(1)-008 'Proposed Elevations & Section', shall be of anthracite grey in colour similar to RAL 7016. The colour finish of the steel roof structure shall be thereafter retained.

**Reason:** In the interests of visual amenity and to present and enhance the setting of the heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

13. Prior to the development commencing, fully detailed and dimensioned cross-sectional drawings perpendicular to Bridge Street shall be prepared by a suitably qualified and experienced structural engineer and shall be submitted to the Local Planning Authority for written approval to ascertain the impact of the proposals on the adjoining highway and to determine whether a formal technical approval (via submission of an AIP) will be necessary. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

**Reason:** In the interests of highway safety in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

This pre-commencement condition is necessary to identify any impacts the proposals may have on the adjoining highway at an appropriate stage of the development.

14. No internal or external works shall commence on the Globe Mills 2 building unless the Local Planning Authority has been provided with either:

- The Mitigation Method Statement and licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
- A statement in writing from an appropriately qualified ecologist to the effect that it does not consider that the specified activity will require a licence.

**Reason:** To safeguard a protected species (Bats) in accordance with the Wildlife and Countryside Act 1981 (as amended) and BS 42020:2013.

This pre-commencement condition is necessary to ensure bat mitigation measures are secured at an appropriate stage of the development.

15. The use hereby permitted shall not be open to customers outside the hours of:

- 0700 - 2400hrs Monday to Sundays (including bank holidays)

**Reason:** To ensure that the proposed use(s) 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 the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

16. Prior to the commencement of works on site, details of measures to prevent and deter crime and anti-social behaviour shall be submitted to and approved in writing by the Local Planning Authority. These shall include details of shutters and grilles, lighting, CCTV and alarm systems, doors and locking systems, windows and glazing and vehicle parking. No part of the development shall be brought into use until the development has been implemented in accordance with the details so approved.

**Reason:** In the interests of minimising the risk of crime and anti-social behaviour and creating a safer, more secure and sustainable neighbourhood, and to accord with Policies LP24 and LP47 of the Kirklees Local Plan and the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure crime prevention matters are considered at an appropriate stage of the development.

17. The 41 general public paid parking spaces shall be implemented and operational prior to the 133 car parking spaces for the occupiers of Globe Mills 1 being made available. These general public paid parking spaces shall be provided and operated as outlined within the hereby approved Car Parking Management Plan, dated March 2025, Rev 3, and drawings 333.19(1-)-006 Rev D and 333.19(1-)-007 Rev C, received 22/04/2025, and shall be so retained for the lifetime of the development.

**Reason:** In the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

18. Alterations hereby approved to the roof of Globe 2 shall use reclaimed roof tiles taken from the existing building where possible. If additional materials are required, the materials shall in all respects match those used in the construction of the existing building.

**Reason:** In the interests of visual amenity and to present and enhance the setting of the heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

19. Prior to occupation of the development, the off-site highway works as shown on drawing 333.19(1-)005 Rev I comprising amendments to the TRO parking restrictions, changes to the speed limit, the construction of a raised table and the construction of a pedestrian footway on Bridge Street shall be fully constructed and made operational.

**Reason:** To ensure the free and safe use of the highway, in the interests of highway safety and to accord with LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

20. Means of access to and from the site shall be in accordance with the preliminary access design as shown on the approved plan, drawing 333.19(1-)005 Rev I, and shall be fully constructed and made operational prior to first occupation of the development and thereafter be retained and maintained for the lifetime of the development.

**Reason:** To ensure the free and safe use of the highway, in the interests of highway safety and to accord with LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

21. Prior to the development being brought into use, the car park hereby approved shall be laid out, surfaced, marked out into bays 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 LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

22. Before the development is brought into use the ingress and egress shall be clearly signed and lined 'In' and 'Out' (or clearly indicated with direction arrows) in accordance with the details that have been approved in writing by the Local Planning Authority. The signs and lining approved shall thereafter be retained.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout, in accordance with LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

23. Within the first three months of any part of the development being brought into use, the framework travel plan for the whole of the Globe Mills site shall be made up to a Full Travel Plan including details of the new car parking in Globe 2 Mill. This 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:

- The provision of bus/train information and timetables;
- Provision of METRO passes where appropriate;

- Car sharing facilities;
- The introduction of working practices to reduce travel demand; and
- The provision of on-site cycle facilities and information.

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

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

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

**Reason:** To ensure users of the development are encouraged to use sustainable forms of transport to comply with the council's sustainability objectives, in accordance with LP20, LP21 and LP24 of the Kirklees Local Plan and Chapters 9 and 15 of the National Planning Policy Framework.

24. Prior to construction commencing, a schedule of the means of access to the site for demolition/construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction works and delivery parking facilities, the location of materials storage and site facilities, the use of traffic management/banksman for large deliveries and the provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

**Reason:** To ensure heavy vehicles and construction traffic can safely access the site, in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

This pre-commencement condition is required to ensure that adequate access arrangements are agreed at an appropriate stage in the development process.

**NOTE:** In accordance with 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 Planning Authority; and
- b) The 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 matters as the Secretary of State may by regulations specify.

**NOTE:** The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required. You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the works. This process will involve entering into a Section 278 agreement of the Highways Act 1980 or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development. Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE:** The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required. You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the site access(es). This process will involve entering into a Section 38 or 278 agreement of the Highways Act 1980 or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE:** Any works within the adopted highway fronting the property will need to be constructed under a s278 legal 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. Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the highways structures team for works near or abutting highway and any retaining structures. We would recommend providing details of all proposed retaining features and underground storage facilities (including pipes) to Farhad Khatibi (structures team leader 01484 221000) at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail.

**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.

**NOTE:** 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 - Electrical Vehicle Charging Points:**

- Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.
- To futureproof the development, we would encourage the applicant to provide these in accordance with the current *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy (WYLES) Group.

**NOTE:** 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.

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.

**Plans and specifications schedule:-**

Plan/Document Type/Title	Reference	Version	Date Received
Location Plan	333.19(1-)001	-	04/05/2024
Existing Site Plan	333.19(1-)002	-	04/05/2024
Existing GA Plans	333.19(1-)003	-	04/05/2024
Existing Elevations & Section	333.19(1-)004	-	04/05/2024
Proposed Site Plan	333.19(1-)005	I	13/03/2025
Proposed GA Plans Parking Levels 1-12	333.19(1-)006	D	22/04/2025
Proposed GA Plans Parking Levels 13-15	333.19(1-)007	C	22/04/2025
Proposed Elevations & Section	333.19(1-)008	-	04/05/2024

Demolition Plans	333.19(1-)-009	-	04/05/2024
Section A	333.19(1-)-010	-	04/05/2024
Impermeable Areas	21496-DCE-XX-XX-D-C-102	P01	04/05/2024
Vehicular Tracking	21496-DCE-XX-XX-D-S-150	P01	04/05/2024
Vehicular Tracking Parking Manoeuvres	21496-DCE-XX-XX-D-S-151	P01	04/05/2024
Bridge Street Vehicle Tracking	21496-DCE-XX-XX-D-C-152	P02	14/10/2024
Ground Floor Steelwork G.A	21496-DCE-XX-XX-D-S-300	1	04/05/2024
Landscape Masterplan	DR-6907-01	A	04/05/2024
River Condition Assessment Report – Supporting Information	ER-6907-04	01	24/09/2024
Drainage Strategy	21496-DCE-XX-XX-D-C-100	P01	04/05/2024
Noise Impact Assessment – Supporting Information	DC4470-NR1	-	04/05/2024
External Lighting Impact Assessment Report – Supporting Information	P002-PGS-E-RPT-001	Rev A	04/05/2024
Air Quality Assessment – Supporting Information	DC4470-AR1	-	04/05/2024
Design & Access Statement – Supporting Information	333.19	A	04/05/2024
Flood Risk Assessment and Drainage Strategy – Supporting Information	21496-DCE-XX-XX-T-C-001-P01	-	04/05/2024
Preliminary Ecological Appraisal Report – Supporting Information	ER-6907-01	-	04/05/2024
Biodiversity Net Gain Assessment – Supporting Information	ER-6907-02A	-	24/09/2024
Bat Survey Report – Supporting Information	ER-6907-03	-	04/05/2024
Transport Statement – Supporting Information	714G	-	04/05/2024
Travel Plan Framework – Supporting Information	714H	Revision 3	04/05/2024
Service Management Plan – Supporting Information	714H	-	04/05/2024

Road Safety Audit Brief GG119 – Supporting Information	2024-10 (2364)	Rev 2	07/10/2024
Car Parking Management Plan – Supporting Information	2364	Revision 3	22/04/2025
Phase 1: Desk Top Study Report (Part 1) – Supporting Information	12-688	-	04/05/2024
Phase 1: Desk Top Study Report (Part 2) – Supporting Information	12-688	-	04/05/2024
Phase 2: Ground Investigation Report – Supporting Information	12-699	-	04/05/2024

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 2024 and otherwise actively engaged with the applicant in dealing with the application.

Further information and amendments have been requested in this instance in respect of land ownership, highway details, the colour of the core mesh stairways, and additional biodiversity reports/information.

**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](http://www.planningportal.gov.uk). Alternatively the forms and supporting guidance for submitting an application can be found online at [www.kirklees.gov.uk/planning](http://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**

##### **DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

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](https://www.mra.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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 30-Jun-2025

**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](http://www.kirklees.gov.uk/planning), and by clicking on the 'search planning applications and decisions' and by searching for application number 2024/62/90956/W.

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

**E-mail:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

**Write to:** Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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