

**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:	<b>2024/62/90957/W</b>
Site Address:	Old Moll Lane, Netherton, Huddersfield, HD4 7DN
Description:	Demolition of existing building and erection of replacement building
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.**

John Holmes

***AUTHORISED OFFICER***

**Date:** 18<sup>th</sup> June 2024

## **Officer Report.**

**Reference:** 2024/90957

**Location:** Old Moll Lane, Netherton, Huddersfield, HD4 7DN

**Proposal:** Demolition of existing building and erection of replacement building

## **Site Description.**

The site relates to land forward of the residential property of Old Valcraft, accessed off the highway of Old Moll Road. The site currently hosts two buildings, one which is situated directly forward of Old Valcraft, which appears to have been present at the site since at least 2002 based on the Council's mapping data, and a temporary building to the north east of Old Valcraft, which has been erected more recently.

The application site is located within the Green Belt.

A public footpath (HOL/202/40) runs to the west of Old Valcraft.

## **Description of Proposal.**

Planning permission is sought for the demolition of the existing building and erection of a replacement building.

The proposal is for the demolition of existing industrial building annotated as 'unit 1' in the submitted plans. Unit 1 is intended to be replaced with a building which is already constructed (annotated as 'unit 2' in the submitted plans).

## **History of Negotiations.**

No negotiations took place, and no amended plans were sought or submitted.

## **Relevant Planning History.**

No relevant planning history.

## **Representations.**

The application was publicised by neighbour notification letters.

Final publicity date expired: 31 May 2024.

In response to publicity, one objection and two general comments were received. These raised the following, summarised considerations, considered to be material to the determination of this application (the objection and general comments can be viewed in full online): -

- Would be better if there is a wider space between Valcraft House and the new industrial unit and should be kept in line with this property.
- On the plans shown there is no obstruction blocking light from my property and would like this to remain the same.
- Unless the illegal site on which the building in question is still stood is completely cleared, hard standing removed and the land reverted back to its previous purpose strongly object.

Whilst officer's note the presence of a public footpath (HOL/202/40) to the west of Old Valcraft, given the siting of the proposed replacement building, it was not deemed necessary to advertise the application via site notice or press notice. This is explained in greater depth in Section 5 of this officers report.

### **Consultation Responses.**

**KC Environmental Health** – recommend conditions relating to unexpected contamination being encountered during the demolition / construction phases of development.

**Holme Valley Parish Council** – support but draw officer's attention to potential lack of access for neighbour's maintenance.

### **Planning Policy Background.**

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 application site is located within the Green Belt.

A public footpath (HOL/202/40) runs to the west of Old Valcraft.

The site is located in an area with a known presence of bats.

The site is located within the 'Historic Landfill 250m buffer' layer on the Council's GIS mapping system.

The site is within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

### **Kirklees Local Plan:**

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety

- LP22 – Parking Provision
- LP23 – Core Walking and Cycling Network
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP35 – Historic Environment
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and Improvement of Environmental Quality
- LP57 – The Extension, Alteration or Replacement of Existing Buildings

### **Holme Valley Neighbourhood Development Plan:**

The Holme Valley Neighbourhood Development Plan has been passed in a referendum on 4th November 2021. The next and final stage for adoption of the Plan will be at Full Council on 8th December 2021. Until formally adopted the Plan remains a material planning consideration in decision making and weight must be attributed in accordance with the NPPF (July 2021) Paragraph 48. When weighing material considerations in any planning judgment, it is always the case that what is material is a legal fact, and the weight attributed thereto is, as always, for the decision makers to ascertain.

The site falls within Local Characteristic Area 6 – Honley Village Centre.

The policies from the Holme Valley Neighbourhood Development Plan that are relevant to this application are:

- Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 12 – Promoting Sustainability

### **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 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

## **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 and green belt
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conclusion

### **1. Principle of Development and Green Belt**

#### **Sustainable 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”*.

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts to the Green Belt and on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

#### **Green Belt:**

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for

development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in Paragraphs 154 and 155.

Paragraph 154(d) of the NPPF outlines that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces can be appropriate development in the Green Belt.

Further to this, Policy LP57 of the Kirklees Local Plan sets out that “*proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:*

*(b) in this case of replacement buildings, the new building must be in the same use as and not materially larger than the building it is replacing;*  
*(c) the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and*  
*(d) the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.”*

The existing building ‘unit 1’ is to be replaced by existing building ‘unit 2’.

The building, ‘unit 1’, has a footprint of approximately 75m<sup>2</sup> and a maximum height of 4.2 metres.

The building, ‘unit 2’, has a footprint of approximately 60m<sup>2</sup> and a maximum height of 3.7 metres.

Both the buildings are of a single storey design.

Given the above, it is considered that the proposed replacement building would be considered appropriate development in the Green Belt, given that ‘unit 2’ to replace ‘unit 1’ is not considered to be materially larger in size or scale. In addition, the submitted planning statement sets out that the scheme does not seek to alter the use of the site.

When taking into account the visual appearance of ‘unit 2’, in the surrounding context of the site, which is characterised by industrial and commercial units, it is not considered that the industrial appearance of ‘unit 2’ would result in detriment to the character of the area.

In line with Policy LP57(c), the proposal would not result in a greater impact on openness in the treatment of outdoor areas.

## **1. Impact on Visual Amenity**

Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring the form, scale, layout, and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Honley Village Centre (LCA6).

In respect of built characteristics, LCA6 sets out that LCA 6 the south-west of Honley has more eclectic architecture with largely 20th century residential properties in cul-de-sacs. These are generally in-keeping with the historic townscape due to scale and use of traditional materials. This is considered applicable in this case.

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

The proposal seeks permission to demolish the existing ‘unit 1’ and replace it with ‘unit 2’, which is currently sited to the north of ‘unit 1’. ‘Unit 2’ would be sited on the existing concrete base which currently hosts ‘unit 1’ and, whilst it is considered to have a relatively industrial design and appearance, this is considered to be acceptable in the context of the commercial and industrial nature of the surrounding area, with a Motor Engineering business to the west of the site and a brewery / factory adjacent to the south.

For reasons of protecting visual amenity, upon any grant of approval, officers consider it reasonable to impose a condition to prohibit any external storage around the outside of the replacement building. This is to ensure that that storage is not external, which could result in an untidy appearance around the replacement building and wider site.

For all of the reasons outlined above, with the inclusion of the aforementioned condition, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. It is recommended any grant of permission requires the development to be in accordance with the submitted plans, which detail the materials of construction. On the basis of the inclusion of the recommended conditions the proposed development is considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local Plan and Policies 1 and 2 of the Holme Valley Neighbourhood Development 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.

Policy LP52 is considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions.

Policy 2 of the Holme Valley Neighbourhood Development Plan states that ‘*designs should respect the scale, mass, height and form of existing buildings in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties.*’

There is only one residential property considered to be in close proximity to the siting of the replacement building, this being Old Valcraft. Whilst the replacement building would be sited in relatively close proximity to Old Valcraft, the existing building which has been present on site for some time, occupies a very similar siting, with the proposed replacement building to maintain a larger minimum separation distance of approximately 1.5 metres in comparison to the existing structure, which has a minimum separation distance of approximately 1 metre.

Given the existing relationship at the site, it is not considered that this proposal would result in any increased levels of undue overbearing or overshadowing for the occupiers of Old Valcraft. In addition, it is not considered that the proposal would result in detriment to neighbouring privacy.

It is considered that the proposed works would be a sufficient distance away from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

Given that the use of the replacement building is to be associated with an industrial use, officers consider it reasonable to impose a condition upon any grant of approval, to limit the hours of use and to also limit the hours in which deliveries can take place to the replacement building. Such a condition will be imposed and is deemed reasonable to protect the residential amenity of neighbouring occupiers with regard to noise and disturbance.

For these reasons, the proposed development is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and Policy 2 of the Holme Valley Neighbourhood Development 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 seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

Given that the proposal seeks permission for a replacement building, to be sited in the same position within the site as an existing structure and to be used under the same use, it is not considered that the proposal would alter the existing arrangements on site with regard to highway safety, including parking and vehicle access.

In turn, the proposal is considered to comply with Chapter 9 of the NPPF and 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.

As part of this proposal, a Climate Change Statement was submitted, which set out various mitigation measures. 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, Policy LP51 of the Kirklees Local Plan and Policy 12 of the Holme Valley Neighbourhood Development 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.

The application site lies within the bat alert layer on the Council's GIS system. Despite the proposed demolition involved in the proposal, given the age / design of the building to be demolished, it was not considered necessary in this instance for a full assessment of the roof space to be undertaken given the low likelihood for roosting bats to be present.

Biodiversity Net Gain is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and therefore, developments must deliver a Biodiversity Net Gain of 10%, utilising the statutory Biodiversity Net Gain metric. However, this is subject to some exceptions, which includes development whereby there is no loss of 25m<sup>2</sup> of habitat. On the basis unit 1 is removed from site and unit 2 erected on the same location as unit 1, it is considered this application falls within this exception.

As a cautionary measure, in the event of any grant of permission a note would be added to the decision notice, stating that if bats are found development shall cease and the advice of a licensed bat worked sought. This is to accord with the aims of Chapter 15 of the NPPF.

#### Public Footpath:

Given that the proposed development would not prejudice the function, continuity, or implementation of footpath HOL/202/40 as a walking or cycling network, the proposal is considered to appropriately comply with LP23 of the Kirklees Local Plan. In turn, footpath HOL/202/40 will be protected following the development.

#### Contaminated Land:

The site is located within the 'Historic Landfill 250m buffer' layer on the Council's GIS mapping system.

Policy LP28 seeks to ensure development has an acceptable impact, having regard to surface water drainage. Policy LP53 of the Kirklees Local Plan and paragraphs 186 and 195 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

Paragraph 190 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.

Upon any grant of approval, a condition would be imposed regarding unexpected contamination and requiring submission of a scheme of investigation, remediation and verification should contamination be encountered.

Subject to the inclusion of this condition, the proposal is considered to be acceptable in this regard.

## **5. Representations**

In response to publicity, one objection and two general comments were received. These raised the following, summarised considerations, considered to be material to the determination of this application (the objection and general comments can be viewed in full online): -

- Would be better if there is a wider space between Valcraft House and the new industrial unit and should be kept in line with this property.

*Officer Response: The matter of separation distances has been discussed in depth in Assessment Section 3 of this officer's report, 'Impact on Residential Amenity'.*

*With regards to the second matter of the siting of the building, officer's did not consider it reasonable in this instance to seek amendments, given that the replacement building would sited on the same building line which the existing structure has been sited upon and that it has a minimal projection in relation to the adjacent property and would increase the distance it would be sited from the existing property.*

- On the plans shown there is no obstruction blocking light from my property and would like this to remain the same.

*Officer Response: The matter of overshadowing has been discussed in depth in Assessment Section 3 of this officer's report, 'Impact on Residential Amenity'.*

- Unless the illegal site on which the building in question is still stood is completely cleared, hard standing removed and the land reverted back to its previous purpose strongly object.

*Officer Response: Upon any grant of approval, a condition will be imposed to address this accordingly.*

## **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 material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation: Approve**  
**Decision Authorisation – Delegated Powers**  
**Application Number: 2024/90957**  
**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.
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 Policies LP1, LP2, LP21, LP22, LP23, LP24, LP30, LP35, LP51, LP52 & LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7 and 15 of the Council's adopted House Extensions and Alterations SPD, Policies 1, 2 and 12 of the Holme Valley Neighbourhood Plan, and policies within Chapters 2, 4, 9, 12, 13, 14 and 15 of the National Planning Policy Framework.
3. Prior to the replacement building, labelled 'unit 2' on the 'Proposed site plan' within drawing no. BT 10 / unit / 001 being brought into use, a restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall include details of the restoration of land and works undertaken in connection with the siting of 'unit 2' upon the 'Downtaking site plan' within drawing no. BT 10 / unit / 001. The replacement building, labelled 'unit 2' on the 'Proposed site plan' within drawing no. BT 10 / unit / 001 shall not be brought into use until the restoration scheme has been completed. The approved scheme shall be retained thereafter.  
**Reason:** For the avoidance of doubt as to what is authorised by this permission and the location of the site in the Green Belt, in accordance with Policies LP24 and LP57 of the Kirklees Local Plan and Chapters 12 and 13 of the National Planning Policy Framework.
4. If contamination, the presence of coal and/or evidence of coal workings is encountered during the development, all works 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 in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works 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.

5. The use of the building, including deliveries to and from the building, hereby approved and labelled 'unit 2' on the proposed site plan within drawing no. BT 10 / unit / 001, shall not take place at any time except between the hours of 07:00-20:00 Monday to Friday and 09:00-14:00 on Saturdays, with no use on Sundays or Bank Holidays.

**Reason:** To ensure the development does not have a detrimental impact upon the residential amenity of neighbouring occupiers, to accord with Policy LP24 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapter 12 of the National Planning Policy Framework.

6. There shall be no external storage within the area outlined in red upon the submitted Location Plan.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Chapter 12 of the National Planning Policy Framework.

**NOTE:** Contaminated Land

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: Construction Site Working Times**

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.

**NOTE: Bats**

Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and Specifications Schedule: -

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	TQRQM24101145300353	-	11.04.24
Existing Unit 1 – Floor Plan, Section and Elevations	BT 10 / unit / 202	A	23.04.24
Site Elevations	BT 10 / unit / 301	-	04.04.24
Site Plans	BT 10 / unit / 001	-	04.04.24
Proposed Unit 2 – Floor Plan,	BT 10 / unit / 201	A	23.04.24

Section, and Elevations			
Climate Change Statement	-	-	11.04.24
Planning Statement by Town Planning Studio	-	-	04.04.24

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.

No negotiations took place, and no amended plans were sought or submitted.

Report dated:

18.06.24