



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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2024/70/91185/E

To: Rebecca Beardsley
nineteen47
6, Pat Midgley Lane
Sheffield
S2 5PN

For: West Yorkshire Fire & Rescue Service

**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:-**

VARIATION OF CONDITION 2 (PLANS), CONDITION 15 (CAR PARK
MANAGEMENT PLAN) AND CONDITION 28 (VEHICLE AUDIBLE WARNING
SYSTEMS) OF PREVIOUS PERMISSION 2022/92681 FOR VARIATION OF
CONDITIONS 2 (PLANS), 3 (CMP), 4 (LEDS), 8 (BEMP) 12 (DRAINAGE), 17
(AMS), 22 (PHASE II INTRUSIVE INVESTIGATION), 23 (REMEDICATION) ON
PREVIOUS PERMISSION 2022/91138 FOR DEMOLITION OF EXISTING
TRAINING CENTRE AND OCCUPATIONAL HEALTH BUILDINGS, ERECTION
OF NEW HEADQUARTERS INCLUDING INDOOR TRAINING CENTRE,
EXTENSION OF EXISTING BUILDING TO FORM NEW FIRE STATION,
EXTENSION OF CAR PARKING AND ASSOCIATED LANDSCAPING AND
DRAINAGE

At: OAKROYD HALL, WEST YORKSHIRE FIRE AND RESCUE SERVICE
HEADQUARTERS, BRADFORD ROAD, BIRKENSHAW, BD11 2DY

**In accordance with the plan(s) and applications submitted to the Council on
25-Apr-2024 [together with those plans and application(s) submitted to the
Council on 28-Apr-2022 and incorporated into planning permission 2022/91138
granted on 27-Jul-2022] and subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun no later than 26/07/2025.

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 Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3. The development shall be carried out strictly in accordance with the approved Construction Management Plan and supporting documentation listed in the approved document schedule on this notice.

Reason: To protect the amenity of adjacent residents in accordance with Policy LP24 of the Kirklees Local Plan.

4. The Landscape and Ecological Design Scheme (LEDS) shall be implemented in accordance with the details listed in the document in the approved documentation schedule and all features shall be retained in that manner thereafter.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity and to accord with the Policies LP32 and LP33 of the Kirklees Local Plan. This pre-commencement condition is required so that the development will be appropriately landscaped such that any harm to the visual amenity of the area is minimised.

5. The external facing materials to be used in the construction of the Fire Station extension hereby approved shall match those present in the existing Urban Search and Rescue Building in all respects.

Reason: To ensure that the extension to the USAR building ties in sympathetically to maintain the appearance of the streetscene in accordance with Policy LP24 of the Kirklees Local Plan.

6. The facing bricks and mortar utilised in the elevations of the development hereby approved and relating to items 1 and 8 on the approved elevation plan (ref: HQC004-BBA-Z1-ZZ-DR-A-3201 P06 and HQC004-BBA-Z1-ZZ-DR-A-3201-A5 C10) shall be as follows:

- Headquarters Building: Kingston Weathered Gault with natural mortar
- Training Arena Building: Staffordshire Blue Brindle Dragface with Charcoal mortar

No bricks shall be installed of any other specification, unless otherwise agreed in writing with the Local Planning Authority.

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

7. The facing materials used shall be in accordance with those specified in the Materials Schedule and clarification email within the schedule of approved documents.

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

8. The on-site landscaping and biodiversity enhancements shall be implemented and maintained in accordance with the approved landscaping and biodiversity details, listed in the approved document schedule of this notice.

Reason: To ensure the development hereby permitted provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with LP30 of the Kirklees Local Plan.

9. Due to the likely presence of nesting birds, site clearance works shall not take place between 1st March and 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of the vegetation on site prior to demolition and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the Local Planning Authority.

Reason: To ensure the development hereby permitted does not incur harm to protected species in accordance with Policy LP30 of the Kirklees Local Plan.

This pre-commencement condition is necessary to ensure that protected species are identified and appropriately mitigated for prior to works commencing on the site that may otherwise pose significant harm to those species, if present.

10. [no condition].

11. Prior to the development being brought into use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and mitigation measures within the building design to avoid the transfer of structural loads onto the treated mine shafts.

Reason: This condition is necessary ensure the stability and safe construction of development on the site in accordance with Policy LP53 of the Kirklees Local Plan.

12. The development shall be implemented in accordance with the approved drainage details listed in the approved document schedule on this notice. The approved drainage design shall be maintained throughout the lifespan of the development.

Reason: To ensure surface water is appropriately handled and disposed of in the interest of sustainable drainage in accordance with Policy LP28 of the Kirklees Local Plan and the National Planning Policy Framework.

13. The approved temporary drainage scheme referred to in the schedule of approved documents 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 provision of adequate temporary means of drainage, in the interests of amenity, environmental wellbeing and to accord with Policy LP28 of the Kirklees Local Plan and the National Planning Policy Framework.

14. Prior to the development being brought into use, a scheme detailing measures to manage parking on Whitehall Road West between Bradford Road and Heathfield Lane and all associated works, together with appropriate Safety Audits and timescales for implementation, shall be submitted to and approved by The Local Planning Authority. Unless otherwise agreed in writing, the approved scheme shall be implemented and retained in accordance with approved timescales.

Reason: In the interests of highway safety in accordance with the requirements of Policies LP21 and LP22 of the Kirklees Local Plan.

15. The approved Car Parking Management Plan (CPMP) referred to in the schedule of approved documents shall be implemented before the development is brought into use and the development shall thereafter be operated in full accordance with the approved CPMP.

Reason: In the interests of highway safety in accordance with the requirements of Policies LP21 and LP22 of the Kirklees Local Plan.

16. The approved Travel Plan (Bryan G Hall – March 2022 – 21-397-003.03) shall be implemented in full. The five annual reports shall be submitted to the Local Planning Authority to evidence that the objectives of the Travel Plan have been met. Should the reports indicate that the Travel Plan objectives have not been met, the applicant shall submit a further Travel Plan to the Local Planning Authority for approval.

Reason: In the interests of promoting sustainable transport practices in accordance with the requirements of Policies LP20 of the Kirklees Local Plan.

17. The development shall be carried out in accordance with the Arboricultural Method Statement listed in the approved document schedule of this notice.

Reason: So as to protect the viability of the protected mature trees within close proximity to the application site and to accord with Policy LP33 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

18. Upon commencement of the development hereby approved, the mitigation measures to control fugitive dust emissions during the demolition and construction phase of the development shall be implemented in accordance with those detailed in Appendix A of the Air Quality Impact Assessment by Pace Consult (ref: HQC004-PAC-XX-XX-RP-R-00002) (dated: 25/02/2022). The specified measures shall be retained for the duration of the demolition and construction period.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework and Policy LP51 of the Kirklees Local Plan.

19. Prior to the installation of the kitchen extraction system, details of the kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:

- A risk assessment for odour which considers amount and type of food that will be cooked together with the proposed dispersion of odours and proximity of receptors likely to be affected by any cooking odours;
- Based on the risk assessment, details of the proposed methods of odour control and dispersion of any extracted odours;
- Details showing the proposed location of all the major components of the extract system;
- The noise mitigation measures that will be incorporated in the extract system and details of the likely resulting noise levels that will be caused by operation of the extract system, in particular how loud it will be at nearby noise sensitive locations; and
- The proposed ongoing maintenance schedule that will be carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.

Before food cooking commences, the approved extract system shall be installed and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure the proposed development does not cause harmful odour pollution at neighbouring premises or 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.

20. The development shall not be brought into use until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the café use commencing and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental wellbeing and to accord with Policy LP52 of the Kirklees Local Plan and the National Planning Policy Framework.

21. Prior to the installation of the electrical system, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of the non-residential parking spaces.

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 within five years of the permission being granted. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained and maintained thereafter in accordance with the approved scheme.

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 and Chapters 2, 9 and 15 of the National Planning Policy Framework.

22. The development shall be conducted in accordance with the outcome of the Post-Demolition Intrusive Site Investigations as set out within the relevant documents listed in the approved document schedule of this notice.

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.

23. The development shall be conducted in accordance with the Remediation Strategy and supporting documentation listed in the approved document schedule of this notice.

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.

24. Remediation of the site shall be carried out in accordance with the Remediation Strategy listed in the schedule of approved documents. 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 the National Planning Policy Framework.

25. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation 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 the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation 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.

26. Before the installation of external artificial lighting commences, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following information:

- The proposed hours of operation of the lighting;
- The location and specification of all of the luminaires;
- The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated;

- The predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity;
- The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site; and
- The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

The external artificial lighting shall be installed and 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 the National Planning Policy Framework and Policy LP52 of the Kirklees Local Plan.

27. Prior to occupation of the development, the means of securing/locking access doors into the building shall be submitted to and approved by the Local Planning Authority. The submitted details shall have regard to the contents of the email from the Counter Terrorist Security Advisor (dated 01/07/2022) and shall include a map of the locations where the security measures are to be implemented. The security measures shall be installed in accordance with the details, as approved.

Reason: To ensure the security and safety of the premises in accordance with Policy LP24 of the Kirklees Local Plan.

28. The use of sirens, horns or any other audible warning system on Fire Appliances/Vehicles accessing or egressing from the site shall be in full accordance with the details within the letter dated 12/03/2024 and submitted on 03/07/2024.

Reason: To prevent adverse noise levels at nearby residential properties in accordance with Policy LP24 of the Kirklees Local Plan.

FOOTNOTES:

1. Highway Works

Works on the Highway; The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the council as Highway Authority is required. 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. 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.

2. Yorkshire Water Advice - Water Supply

This site can be supplied from gravity subject to property height and demand, expected pressures are approx. 63m - 76m at ground floor level. Multiple live private water mains with FH and valves lie within redline boundary, if not required these needs to be diverted / disconnected and removed. All costs to be borne by Developer.

- a) There may be other private water mains crossing the site for which the Company holds no records.
- b) Some off-site mainlaying may be required.

3. EVF1 Electric Vehicle Charging Points

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. Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 socket outlet would be acceptable. For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be acceptable. 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.

4. Odour

Detailed advice is available in “*Control of Odour and Noise from Commercial Kitchen Exhaust Systems*” by EMAQ Sep 2018 which is an update of “Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems” by DEFRA 2005.

5. Competent Person

All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

6. External Plant

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.

7. Artificial lighting

The proposed design levels of illuminance should be shown to be appropriate for the intended use by reference to appropriate guidance. Generally, to minimise problems of glare and stray light from external artificial lighting it should be installed and maintained in accordance with the “*Guidance Notes for the Reduction of Obtrusive Light*” by the Institution of Lighting Professionals: 2011 www.theilp.org.uk. The predicted levels of stray light must not exceed the recommended maximum levels given in Table 2 of this guidance for an Environmental Zone E3.

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|--|-------------------------------|----------------|----------------------|
| <i>Fire Station</i> | | | |
| Proposed GA Building Sections | HQC004-BBA-Z2-ZZ-DR-A-4501 | P04 | March 2022 |
| Proposed GA Elevations | HQC004-BBA-Z2-ZZ-DR-A-3201 | P06 | December 2022 |
| Roof GA Plan | HQC004-BBA-Z2-RF-DR-A-2203 | P06 | August 2022 |
| Proposed First Floor GA Floor Plan | HQC004-BBA-Z2-01-DR-A-2202 | P12 | August 2022 |
| Proposed Ground Floor GA Floor Plan | HQC004-BBA-Z2-00-DR-A-2201 | P14 | December 2022 |
| <i>HQ/Training Arena</i> | | | |
| HQ Façade Intent Module | HQC004-BBA-Z1-ZZ-DR-A-3301 | P04 | August 2022 |
| Proposed First Floor GA Floor Plan | HQC004-BBA-Z1-01-DR-A-2202 | P14 | August 2022 |
| Proposed GA Building Sections – Atrium | HQC004-BBA-Z1-ZZ-DR-A-4503 | P04 | March 2022 |
| Proposed GA Building Sections – HQ | HQC004-BBA-Z1-ZZ-DR-A-4502 | P05 | March 2022 |
| Proposed GA Building Sections – Long Section | HQC004-BBA-Z1-ZZ-DR-A-4504 | P04 | March 2022 |
| Proposed GA Elevations | HQC004-BBA-Z1-ZZ-DR-A-3201-A5 | C10 | April 2024 |
| Proposed Ground Floor GA Floor Plan | HQC004-BBA-Z1-00-DR-A-2201 | P13 | August 2022 |
| Proposed Roof GA Plan | HQC004-BBA-Z1-RF-DR-A-2204 | P08 | August 2022 |
| Additional roof plan showing flue position | HQC004 BBA Z1 RF DR A 2204 | C05 | July 2024 |
| Proposed Second Floor | HQC004-BBA-Z1-02-DR-A-2203 | P12 | August 2022 |

| Plan Type | Reference | Version | Date Received |
|---|-----------------------------|----------------|----------------------|
| Plan | | | |
| Proposed GA Building Sections – Training Area | HQC004-BBA-Z1-ZZ-DR-A-4501 | P05 | March 2022 |
| Elevations to Training Block | 971327 | 5 | July 2022 |
| Proposed Site Sections | HQC004-BBA-Z0-XX-DR-A-4201 | P02 | August 2022 |
| General Plans | | | |
| Condition 4 (LEDS) Statement by Bond Bryan 03/10/22 | - | - | October 2022 |
| Landscape Maintenance and Management Plan | HQC004-BBA-ZZ-XX-RP-L-0001 | P01 | October 2022 |
| CT, BA & TRTC – Landscape GA | HQC004-BBA-Z0-XX-DR-L-1009 | P01 | March 2022 |
| Hard Landscape Details | HQC004-BBA-ZZ-XX-DR-L-7801 | P04 | August 2022 |
| HQ & Training Arena – Landscape GA | HQC004-BBA-Z0-XX-DR-L-1001 | C01 | October 2022 |
| Fire Station – Landscape GA | HQC004-BBA-Z0-XX-DR-L-1008 | P09 | August 2022 |
| Landscape Masterplan 1 | HQC004 BBA-Z0-00 DR-L-1071 | P04 | April 2024 |
| Landscape Masterplan 2 | HQC004 BBA Z0 00 DR L 1010 | C12 | April 2024 |
| Paving plan 1 | HQC004 BBA Z0 00 DR L 1214 | C01 | April 2024 |
| Paving plan 2 | HQC004 BBA Z0 00 DR L 1215 | C01 | April 2024 |
| Proposed Site Plan | HQC004-BBA-Z0-00 DR-L-1011 | P04 | April 2024 |
| Site Location Plan | HQC004-BBA-Z0-XX-DR-L-1003 | P04 | March 2022 |
| Soft Landscape Details | HQC004-BBA-ZZ-XX-DR-L-7802 | P02 | October 2022 |
| Tree Removal and Protection | HQC004-BBA-Z0-XX-DR-L-1030 | P02 | August 2022 |
| Proposed Drainage Layout (Sheet 1) | HQC004-ROS-Z0-ZZ-DR-C-09101 | P08 | August 2022 |
| Proposed Drainage | HQC004-ROS-Z0- | P08 | August 2022 |

| Plan Type | Reference | Version | Date Received |
|--|-----------------------------|-------------------------------|-----------------------------|
| Layout (Sheet 2) | ZZ-DR-C-09101 | | |
| Electrical Engineering Services Lighting Layout General Arrangement Layout | HQC004-CAD-XX-XX-DR-E-63000 | P04 | May 2022 |
| Internal Luminaire Schedule | HQC004-CAD-XX-XX-SH-E-01004 | P01 | May 2022 |
| Typical Window Details (Brickwork) | HQC004-BBA-Z1-ZZ-DR-A-7752 | P04 | 08/07/2022 |
| Generator Flue Drawings | 25090-001 | | April 2024 |
| Generator Flue Specifications | HQC004-HEB-XX-XX-TS-E-00011 | Generator Flue Specifications | HQC004-HEB-XX-XX-TS-E-00011 |
| Turnstiles | GMC 4000 | | April 2024 |
| Barrier specification sheet | GMC 6000 | | April 2024 |
| Bi-folding gate | GMC 9500 | | April 2024 |
| Materials schedule | | P05 | 20-Feb-2024 |
| Clarification email | | | 22-Feb-2024 |
| Reports | | | |
| Air Quality Assessment | HQC004-PAC-XX-XX-RP-R-0002 | 0 | February 2022 |
| Arboricultural Impact Assessment | 8808.005 | 1.0 | January 2022 |
| Arboricultural Impact Assessment Addendum and Technical Note | D8808.04.001 | 2 | April 2024 |
| Arboricultural Method Statement – The Environment Partnership | 8808.007 | 2.0 | August 2022 (2022/92881) |
| Biodiversity Net Gain Design Stage Report | 8808.006 | 2.0 | March 2022 |
| Biodiversity Net Gain Report Appendix A – BNG Metric 3.0 | - | - | March 2022 |
| Biodiversity Net Gain (BNG) Addendum Note | 8808.007 | - | August 2022 |
| All Photos Submitted under 2022/92716 | - | - | 10/10/2022 (2022/92716) |

| Plan Type | Reference | Version | Date Received |
|--|-------------------------------|----------------|--------------------------------|
| Construction Management Plan | - | A | September 2022 (2022/92716) |
| Site Logistics Wks 1-4 | - | B | August 2022 (2022/92716) |
| Site Logistics Wks 5-8 | - | B | August 2022 (2022/92716) |
| Site Logistics Wks 9-12 | - | B | August 2022 (2022/92716) |
| Pre-condition survey scoping area | - | 1 | November 2022 (2022/92716) |
| Flood Risk Assessment and Surface Water Drainage Strategy | - | Rev 6 | August 2022 |
| Drainage and SuDS Maintenance Schedule October 2022 | HQC004-ROS-Z0SL-RP-C-00002 | 1 | November 2022 |
| Planning condition 13 report | Wilmott Dixon | | March 2023 |
| Remediation Strategy & Verification Plan (Calabrian) October 2022 | 7115/4 | - | November 2022 (2022/93582) |
| Letter from Tier Consult Referenced dated 30 August 2022 | TE1678-TE-00-XX-GE-RP-001-V01 | - | November 2022 (2022/93582) |
| Letter titled – Oakroad Hall, Birkenshaw – Post-Demolition Investigation (Calabrian) | 7115/047/RJH/rjh | - | November 2022 (2022/93582) |
| Importation & Use of Soil Cover | - | - | November 2022 (2022/93582) |
| Email from Calabrian Limited, dated 27th November 2022 | - | - | November 2022 (2022/93582) |
| Email from Calabrian Limited, dated 29th November 2022 | - | - | November 2022 (2022/93582) |
| Car Parking Management Plan | 21-397-007.03 | | April 2024 |
| Biodiversity net gain advice note | 8808.04.001 | | April 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 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. Further information was submitted during the planning process at the request of the applicant and the case officer requested a drawing showing the position of the flue within the roof.

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 Telephone: (01484) 221550 for more information.

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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 refuse permission for the proposed development or 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 or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from 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: 12-Aug-2024

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 and view existing planning applications and decisions' and by searching for application number 2024/70/91185/E.

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
