



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Mark Johnson,
Northern Gas Networks
1100, Century Way
Leeds
LS15 8TU

Date: 16-Jul-2024
Our Ref: 2024/91196

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015
APPLICATION NO: 2024/91196
DEVELOPMENT: PRIOR NOTIFICATION FOR DEMOLITION OF BUILDINGS
HUDDERSFIELD GAS HOLDER SITE, GAS WORKS STREET, HUDDERSFIELD,
HD1 6AR**

I refer to your submission of details relative to demolition proposals as described above.

The proposal as described is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, the Council will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

I would draw your attention to the provisions of Schedule 2, Part 11 of the General Development Order as amended, which requires that any works notified to the Council under these provisions must be carried out within a period of 5 years from the date on which the Local Planning Authority were notified. As such, the development proposed must be completed before 28-April-2029. Failing this, if you intend to carry out the works after this date, further notification will be required.

If approval under the Building Acts is required for the development, you should ensure that such approval has been obtained before carrying out any works.

NOTE: Prior to the removal of the gas cylinder framework, a competent ecologist should undertake a careful, detailed check of the site for active birds' nests (specifically for peregrine falcon) within 48 hours of demolition, and provide written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

NOTE: To safeguard the amenities of occupiers of nearby properties works shall be carried out in accordance with the submitted documents Huddersfield Dust Management Plan (ref: IMS OP 02-F007), dated and received 5th July 2024, Environmental Management Plan by Erith (ref: R11112 EMP), dated 4th July 2024, received 5th July 2024, and the Environmental Management Plan (ref: IMS OP 02 - F009), dated and received 5th July 2024 by Mone Bros.

NOTE: 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: 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.*

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location Plan	-	-	19th June 2024
Huddersfield Site Details of Drainage and Waste Disposal	YLDZ/DRAIN/HD-1	E	29th April 2024
Layout: Site: General Arrangement:	NOE-SITE-HUDDER-L-0100	B	20th June 2024
Holder Site Survey Report – Supporting Information	-	-	29th April 2024
Gas Holder Site Backfilling Lot 3 Holder Void Holders – Supporting Information			29th April 2024
Aerial View – Supporting Information	-	-	20th June 2024
Statement of Display of a Site Notice – Supporting Information	-	-	29th April 2024
Building Demo Images (Photographs) – Supporting Information	-	-	20th June 2024
Lamppost Site Notice Signs (Photographs) – Supporting Information	-	-	29th April 2024
Preliminary Bat Roost Assessment – Supporting Information	23 0035	V1.0	31st May 2024
Historical Plans and Information – Supporting Information	-	-	29th April 2024
Bulk Earthworks for the Infilling of Gas Holder Tank Voids and Associated Structures – Supporting Information	-	-	29th April 2024
Programme of Works – Supporting Information	-	002	27th June 2024
Backfill Example (Photographs) – Supporting Information	-	-	29th April 2024
Customer Letter – Supporting Information	JMJ-01/000131	-	29th April 2024
Covering Letter – Supporting Information	01/000131	-	20th June 2024
Environmental Management Plan – Supporting Information	IMS OP 02 – F009 – Environmental Management Plan – Rev2 Sept 2023	0	5th July 2024

Dust Action Plan for Bulk Earthworks for the Infilling of Gas Holder Tank Void and Associated Structures, NGN Gas Holder Site, Gas Works Street, off Leeds Road, Huddersfield, HD1 6AF – Supporting Information	IMS OP 02 – F007 – MB Dust Action Plan – Rev 2 – Sept 2023	0	5th July 2024
Environmental Management Plan – Supporting Information	R11112 EMP	03	5th July 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 2015 and otherwise actively engaged with the applicant in dealing with the application. Following receipt of comments from the Council's Ecology Officer, an updated Bat Roost Assessment was submitted by the applicant's agent. Furthermore, following discussions with the agent it was agreed to remove the proposed demolition of the Gas Clubhouse from the proposals as this element of the scheme would not accord with the prior notification procedure, and that a full planning application would need to be submitted to deal with this building separately. The removal of this building from the application, resulted in revised plans being submitted during the course of the planning application to reflect this change. A Dust Management Plan was also submitted following receipt of comments from the Council's Environmental Health Officers.

Development within a Coal Mining Area

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



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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.

Yours faithfully

Mathias Franklin
Head of Planning and Development