



**Town and Country Planning Act 1990**

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

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

---

**Application Number: 2024/62/91199/W**

---

**To:** Michael Owens,  
Fibre Architects Ltd  
Buckden Mount  
8, Thornhill Road  
Edgerton  
Huddersfield  
HD3 3AU

**For:** Manchester Road Projects 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 refuses to permit:-**

**At:** DEMOLITION OF EXISTING BUILDING AND ERECTION OF STUDENT ACCOMMODATION WITH ANCILLARY SPACES, ASSOCIATED GARDEN AREA, STORE AND LANDSCAPING, ACCESS AND CAR PARKING  
140A, MANCHESTER ROAD, LONGROYD BRIDGE, HUDDERSFIELD, HD1 3JA

---

**In accordance with the plan(s) and applications submitted to the Council on 17-May-2024. The reasons for the Council's decision to refuse permission for the development are:**

1) The proposed development, due to its height, rearward projection, massing, relationships with surrounding buildings and spaces, materials and entrance location, would cause significant harm in relation to visual amenity, would relate poorly to its context, would cause substantial harm (that would not be outweighed) to the setting of a listed building at 27 Woodthorpe Terrace, and would fail to appropriately engage with the public realm. The proposed development is therefore contrary to Policies LP24 and LP35 of the Kirklees Local Plan, chapters 12 and 16 of the National Planning Policy Framework, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) In the absence of an appropriate Biodiversity Metric spreadsheet, it has not been demonstrated that the proposed development would achieve an appropriate Biodiversity Net Gain. The proposed development is therefore contrary to Policy LP30 of the Kirklees Local Plan, chapter 15 of the National Planning Policy Framework, and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

**Plans and specifications schedule:**

<b>Plan/document type</b>	<b>Reference</b>	<b>Version</b>	<b>Date received</b>
Location Plan as Existing	EX0001		29/04/2024
Site Plan as Proposed	AL0003	Rev C	29/04/2024
Site / Landscaping as Proposed	AL0003	Rev D	17/05/2024
General Information as Proposed	AL0010	Rev C	29/04/2024
GA Elevations as Proposed	AL0020	Rev A	29/04/2024
GA Sections as Proposed	AL0030	Rev A	29/04/2024
Planning Statement	April 2024		17/05/2024
Schedule of Accommodation			17/05/2024
Design and Access Statement	Fibre Architects, 24/04/2024		29/04/2024
Heritage Assessment	Fibre Architects, March 2024		29/04/2024
Assessment of the Potential Impact on Heritage Assets	Dr Stuart Wrathmell		19/07/2024
Combined Transport Statement and Travel Plan	Paragon Highways, 2307, April 2024	First Issue	29/04/2024
Engineering Feasibility	E24/8164/001		29/04/2024
Causeway Calculations	Haigh Huddleston and Associates, 23/04/2024		29/04/2024
Residential Noise Assessment	Nova Acoustics, NP-010863, 22/04/2024	Rev 02	29/04/2024
Air Quality Assessment	Redmore Environmental, 7881r, 11/04/2024	Version 1	29/04/2024
Phase 1 Geo-environmental Report	Haigh Huddleston and Associates, E24/8164/R001, March 2024		29/04/2024
Preliminary Ecological Appraisal	Whitcher Wildlife, 240227, 29/02/2024		29/04/2024
Small Sites Metric (Biodiversity Metric 4.0)	Derek Whitcher, 01/02/2024		17/05/2024
Arboricultural Survey and Impact Assessment	Tree Care Consultancy, AIA-1932-1, 16/04/2024		29/04/2024
Rapid Health Impact Assessment			17/05/2024

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 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.

**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 refuse permission for the proposed development 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 [the Planning Inspectorate website](#)  
Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)
- 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:** 31-Mar-2026

**Signed:**



**David Shepherd  
Executive Director for Place**

**Decision Documents**

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the [Kirklees Planning Website](#), by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2024/62/91199/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.

---

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

---