

# KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

## DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

### DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING CONDITIONS PREVIOUSLY ATTACHED

Reference No:	<b>2024/70/92616/W</b>
Site Address:	Longley Park Motors Ltd, The Triangle, Paddock, Huddersfield, HD1 4RU
Description:	Variation condition 7 (opening hours) on previous permission 2023/92347 (which granted consent for partial demolition and rebuild on the same footprint as the original structure. Works to include the removal of the first floor offices and the canopy over the former petrol station pumps; new materials used in construction are to match the existing change of use to include vehicle car rentals and sales on 4th July 2024): To allow hours of openings to be to 0800 – 1800 (Mon to Fri), 0800 – 1600 (Saturdays) and 1000 – 1600 (Sundays) for customers with no deliveries to, or dispatches from, the premises by vehicles above 7.5 tonnes in weight outside these hours and no deliveries to take place on Sundays or Bank Holidays
Recommending Officer:	Lucy Taylor

#### **DECISION – VARIATION OF CONDITION APPROVED**

**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: 21-Nov-2024

## **Officer Report.**

### **Site Description.**

Longley Park Motors Ltd, The Triangle, Paddock, Huddersfield, HD1 4RU.

Longley Park Motors Ltd formally functioned as a car sales commercial unit and is now currently vacant. The site sits within a corner plot, at the junction between the highways of Queen Mary Street, Market Street and Gledholt Bank.

### **Description of Proposal.**

The application seeks consent for the variation of condition 7 (opening hours) on previous permission 2023/92347 (which granted consent for partial demolition and rebuild on the same footprint as the original structure. Works to include the removal of the first-floor offices and the canopy over the former petrol station pumps; new materials used in construction are to match the existing change of use to include vehicle car rentals and sales on 4<sup>th</sup> July 2024).

Condition 7 of 2023/92347 states the following:

*The use hereby permitted shall not be open to customers outside the hours of: 08:00 to 17:00 daily and there shall be no deliveries to, or dispatches from the premises outside these hours. No deliveries shall take place on Sundays or 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.*

This application seeks the hours of opening to be:

08:00-18:00 Monday to Friday

08:00-16:00 Saturdays

10:00-16:00 Sundays

These hours are for the opening of the premises to customers, with no deliveries from the premises by vehicles above 7.5 tonnes in weight outside these hours and no deliveries on Sundays / bank holidays.

### **History of Negotiations / Amendments Received.**

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

### **Relevant Planning History.**

- 2023/92347 – Partial demolition and rebuild on the same footprint as the original structure. Works to include the removal of the first-floor

offices and the canopy over the former petrol station pumps. New materials used in construction are to match the existing. Change of use to include vehicle car rentals and sales. *Granted Conditional Full Permission.*

- 2023/92348 – Advertisement consent for erection of illuminated signs. *Pending determination.*
- 2024/92617 - Discharge of details reserved by condition 4 (CCTV Survey), 8 (Noise Management Plan), 9 (Phase II Intrusive Site Investigation Report), 10 (Remediation Strategy) on previous permission 2023/92347 for partial demolition and rebuild on the same footprint as the original structure; works to include removal of first floor offices and canopy over former petrol station pumps; new materials used in construction are to match existing; change of use to include vehicle car rentals and sales. *Pending determination.*
- 2024/93100 – Variation of condition 5 (access) on previous permission 2023/92347 for partial demolition and rebuild on the same footprint as the original structure. Works to include the removal of the first floor offices and the canopy over the former petrol station pumps. New materials used in construction are to match the existing. Change of use to include vehicle car rentals and sales. *Pending determination.*

### **Representations.**

The application was advertised via neighbour notification letters.

Final publicity date expired 1<sup>st</sup> November 2024.

No representations received.

### **Consultation Responses.**

KC Environmental Health (formal and informal) – no objection to the variation, with the inclusion of a condition to secure the hours proposed.

### **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).

A culverted watercourse is present at the site.

The site falls in an area with a known presence of bats and within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

The council's record indicate that the proposed development site is on an area identified as potentially contaminated land use due to its historical land use/s (site reference: 323/9).

### **Kirklees Local Plan:**

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 3 – Location of new development
- LP 4 – Providing infrastructure
- LP 7 – Efficient and effective use of land and buildings
- LP 13 – Town centre uses
- LP 20 – Sustainable travel
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 25 – Advertisements and shop fronts
- LP 27 – Flood risk
- LP 28 – Drainage
- LP 30 – Biodiversity & Geodiversity
- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land

### **Supplementary Planning Guidance:**

- Highways Design Guide SPD

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial 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 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed and beautiful places

- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

## **Assessment.**

### **1) Principle of Development**

Policy LP1 states that when considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further, stating that:

*“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area”.*

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

The principle of the site for use for vehicle car rentals and sales was established under its original application, reference 2023/92347.

The proposed variation of the opening hours does not impact on the principle of development.

### **2) Impact on Amenity**

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. These policies also seek to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

In this case the application seeks to vary the previously approved opening hours only.

This application seeks the hours of opening to be:

08:00-18:00 Monday to Friday

08:00-16:00 Saturdays

10:00-16:00 Sundays

As part of the assessment of this application, both a formal and informal consultation was undertaken with KC Environmental Health. The formal consultation confirmed that they have no objections to the proposed opening hours and the informal consultation confirmed that the recommended condition to include no deliveries to or dispatches from the premises, by

vehicles over 7.5 tonnes, outside the proposed hours and no deliveries on Sundays / bank holidays.

Subject to the inclusion of the aforementioned condition, in terms of the impact of the extended hours on the amenity of neighbouring occupiers, taking account of the hours proposed and response of the Environmental Health Team the proposed variation of condition is considered acceptable and in accordance with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

### **3) Impact on Highway Safety**

The previous condition set out that the opening hours were 08:00-17:00 daily, with no deliveries to, or dispatches from the premises outside of these hours and no deliveries on Sundays or Bank Holidays.

This application seeks to vary the opening hours to:

08:00-18:00 Monday to Friday  
08:00-16:00 Saturdays  
10:00-16:00 Sundays

Aswell as the hours set out above relating to the opening hours of the premises to customers, the application also seeks permission for the aforementioned condition to be varied to state: no deliveries from the premises by vehicles above 7.5 tonnes in weight outside these hours, and no deliveries to take place on Sundays or Bank Holidays.

As part of application 2023/92347, a formal consultation was undertaken with KC Highways Development Management, who concluded the application to be acceptable subject to the inclusion of conditions and informatives relating to surfacing, access and works within the adopted highway.

The main reason why KC Highways Development Management concluded the application to be acceptable in principle with regard to highway safety, was a result of the proposed use considered likely to generate similar vehicle trips to the existing use, resulting in minimal traffic impact.

Given the above, it is considered that, the variation to the opening hours would not result in detriment to highway safety, with the opening hours very similar to those approved under 2023/92347, open for one additional hour Monday-Friday and open for less hours Saturdays and Sundays.

Whilst it is noted that the condition relating to opening hours will be reworded to include details of deliveries to and from the premises, this will be to limit these by vehicles over 7.5 tonnes. It is not considered that deliveries to and from the premises for vehicles less than 7.5 tonnes, would present a traffic impact too different from the previous use of the site or to daily traffic movements experienced along adopted highways. The highways around the site are adopted highways.

The condition which refers to the existing access along the Market Street frontage of the site shall be retained. Whilst officer's note that a variation of conditions application is currently live in relation to the access condition imposed under 2023/92347, referenced 2024/93100, given that this application is yet to be determined, the condition will remain as originally worded upon the determination of this variation of conditions application.

It is therefore considered that, with the inclusion of relevant conditions and informatives, the application would not result in any further harm to highway safety or parking provision, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan and advice within the NPPF.

#### **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.

Due to the nature of this variation of conditions application, it is not considered that specific climate change mitigation measures are required to make this development acceptable in planning terms.

##### Coal Legacy:

The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 180 and 189 of the National Planning Policy Framework.

##### 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 is within a 'Bat Alert' layer on the council's GIS system.

Due to the nature of this variation of conditions application, to vary opening hours with no physical development, it is not considered that any specific information regarding bats is required to be submitted.

#### Contaminated Land:

The council's record indicate that the proposed development site is on an area identified as potentially contaminated land use due to its historical land use/s (site reference: 323/9).

Whilst officer's note that a discharge of conditions application is currently live in relation to contaminated land conditions imposed under 2023/92347, referenced 2024/92617, given that discussions / negotiations are currently ongoing between the case officer and planning agent for this, these conditions will remain as originally worded upon the determination of this variation of conditions application.

#### Culvert:

Policy LP27 of the Kirklees Local Plan refers to proposals involving building over existing culverts or the culverting or canalisation of water courses.

Due to the nature of this variation of conditions application, it is considered that the conclusions drawn under the determination of application 2023/92347 with regard to the culvert remain.

Whilst officer's note that a discharge of conditions application is currently live in relation to the culvert condition imposed under 2023/92347, referenced 2024/92617, given that discussions / negotiations are currently ongoing between the case officer and planning agent for this, the condition will remain as originally worded upon the determination of this variation of conditions application.

#### Previous Conditions:

Twelve conditions were imposed as part of the previous application (2023/92347) and these need to be accessed as to whether they are still pertinent to impose.

The compliance conditions will remain. This includes conditions relating to:

- commencing development (altered to set out date of 4<sup>th</sup> July 2027 to ensure the 3 year time limit of the original consent is not extended)
- development in accordance with plans and specifications
- construction materials
- hard surfaced areas

The condition which refers to a CCTV Survey and Report on the condition of the culvert shall be retained. Whilst officer's note that a discharge of conditions application is currently live in relation to the culvert condition imposed under 2023/92347, referenced 2024/92617, given that discussions / negotiations are currently ongoing between the case officer and planning agent for this, the condition will remain as originally worded upon the determination of this variation of conditions application.

The condition which refers to the existing access along the Market Street frontage of the site shall be retained. Whilst officer's note that a variation of conditions application is currently live in relation to the access condition imposed under 2023/92347, referenced 2024/93100, given that this application is yet to be determined, the condition will remain as originally worded upon the determination of this variation of conditions application.

The condition relating to opening hours shall be reworded accordingly in conjunction with the assessment as set out within this report.

The condition for a Noise Management Plan shall remain. Whilst it is noted that a discharge of conditions application is currently live in relation to this condition, referenced 2024/92617, this is a compliance condition and must remain for the duration of the site.

The conditions relating to contaminated land shall remain. Whilst officer's note that a discharge of conditions application is currently live in relation to the contaminated land conditions imposed under 2023/92347, referenced 2024/92617, given that discussions / negotiations are currently ongoing between the case officer and planning agent for this, the conditions will remain as originally worded upon the determination of this variation of conditions application.

## **5) 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**  
**Recommendation: Approve**  
**Decision Authorisation: Delegated Powers**  
**Application Number: 2024/92616**

**Conditions and Reasons:**

1. The development hereby permitted shall be begun by 4<sup>th</sup> July 2027.  
**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, LP3, LP4, LP7, LP13, LP20, LP21, LP22, LP24, LP25, LP27, LP28, LP51, LP52 & LP53 of the Kirklees Local Plan and Chapters 2, 4, 6, 7, 8, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.
3. Any new construction materials required as part of the development, including the external materials to construct the new wash bay as shown on drawing no. 206 submitted as part of application 2023/92347 shall match the appearance of existing and retained built form. These external construction materials shall be retained throughout the lifetime of the development.  
**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
4. Prior to any further development on site, following demolition works, a CCTV Survey and Report on the condition of the Culvert shall be submitted to and approved in writing by the Local Planning Authority.  
**Reason:** In the interests of flood risk and to accord with Policy LP27 of the Kirklees Local Plan.
5. The existing access along the Market Street frontage of the site shall remain permanently closed throughout the lifetime of the development and the footway along this frontage shall be reinstated.  
**Reason:** In the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and Policies within Chapter 12 of the National Planning Policy Framework.
6. The approved vehicle parking areas will be laid with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking.

**Reason:** In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

7. The premises shall not be open for business outside the hours of:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 16:00 Saturday
- 10:00 – 16:00 Sunday

Deliveries by vehicles above 7.5 tonnes in weight shall not be outside the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 16:00 on Saturdays and at no time shall deliveries by vehicles above 7.5 tonnes in weight take place on Sundays and bank holidays

**Reason:** To ensure that the proposed use(s) do 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.

8. Before the site is brought into use, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the measures that will be taken to effectively control noise arising at the premises from all likely noise sources so that it does not have an adverse impact on nearby residents. Amongst any others, the plan needs to consider noise from:

- Use of mechanical/electrical equipment (Jet wash/vacuum/air compressors etc)
- Management of the service yard
- Deliveries/collection of vehicles
- Times of use

The approved Noise Management Plan shall be implemented before the use commences and retained thereafter.

**Reason:** To ensure the proposed development does not 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.

9. Groundworks (other than those required for a site investigation report) shall not commence until a revised 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:** This is a pre-commencement condition to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 195 and 196 of the National Planning Policy Framework.

10. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 9 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 paragraph nos. 195 and 196 of the National Planning Policy Framework.

11. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 10. 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 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 paragraph nos. 195 and 196 of the National Planning Policy Framework.

12. 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 paragraph nos. 195 and 196 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:** Any changes to the access within the adopted highway fronting the property, to provide a dropped kerb, will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). 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.

**NOTE:** No construction related noise shall be audible beyond the site boundary outside the hours of:

- 0730hrs to 1830hrs Mondays to Fridays
- 0800hrs to 1300hrs Saturdays With no construction related noise audible beyond the site boundary on Sundays or 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.

**NOTE:** No advertisement / signage

Any advertisement / signage has not been dealt with under the determination of this planning application. Separate Advertisement Consent would be required for any advertisement / signage.

Plans and Specifications Schedule: -

<b>Plan / documents submitted as part of application 2023/92347</b>	<b>Reference</b>	<b>Date Received</b>
Location Plan	201	22.02.24
Existing Floor Plans	202	22.02.24
Existing Elevations	203	22.02.24
Proposed Floor Plans	204	22.02.24
Proposed Elevations	206	22.02.24
Proposed Block Plan	208	22.02.24
Existing Block Plan	215	22.02.24
Phase One Environmental Assessment Report by Subadra	EN22119 CL001	07.08.23
Pre-Construction Ground Investigation Report by Subadra	EN22119 CL002	19.09.23
<b>Plan / documents submitted as part of application 2024/92616</b>	<b>Reference</b>	<b>Date Received</b>
Vary Opening Time Request	-	12.09.24
Application Form	-	12.09.24

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 were undertaken with the applicant due to the application being acceptable in its submitted format.

**Report Dated: 13.11.24**

