

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:	2024/70/93579/E
Site Address:	Land at Owl Lane, John Ormsby V C Way, Shaw Cross, Dewsbury, WF12 7RQ
Description:	Variation condition 9 (opening hours) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works
Recommending Officer:	Nicole Helliwell

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 28-Feb-2025

Officer Report

Reference No. 2024/70/93579/E

Site Address: Land at Owl Lane, John Ormsby V C Way, Shaw Cross, Dewsbury, WF12 7RQ

Proposal: Variation condition 9 (opening hours) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works

Site Description

The site relates to McDonalds which is located at the junction of Leeds Road A653 and John Ormsby VC Way in Shaw Cross, Dewsbury. The wider area is characterised by residential, and commercial properties of varying materials and architectural styles. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity to the site.

Description of Proposal

The application seeks consent to remove condition 9 of previous permission 2020/90450 (approved via appeal APP/Z4718/W/21/3285518) for the erection of a restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works, which was granted on 22nd March 2022.

Condition 9 reads as follows:

"The use hereby permitted shall not be open to customers outside of the hours of between 05.00 and 00.00 on any day."

The application is seeking to extend the conditioned operating hours of the store and drive thru. The submitted covering letter confirms that they are hoping to remove condition 9 to enable 24 hour operation of the restaurant, seven days a week.

Relevant Planning History

- **2024/90274:** Discharge condition 8 on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) – Discharge of Condition(s) Refused
- **2023/91087:** Discharge condition 8 (Verification) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru facility, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Refused

- **2022/92384:** Discharge condition 18 (Nesting Birds) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) – Discharge of Condition(s) Approved
- **2022/92299:** Advertisement consent for erection of illuminated totem sign. [Planning application details | Kirklees Council](#) - Advertisement Consent Granted
- **2022/91267:** Non material amendment to previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) – NMA Approved
- **2022/91266:** Discharge condition 6 and 8 (remediation and verification) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Split Decision
- **2022/91265:** Discharge condition 12 (external lighting) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved
- **2022/91264:** Discharge condition 13 (access construction) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved
- **2022/91235:** Discharge Condition 15 (Retaining Walls) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved
- **2022/91229:** Discharge Condition 5 (Site Investigation) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) – Discharge of Condition(s) Approved
- **2022/91029:** Discharge condition 3 (materials) on previous permission 2020/90450 (APP/Z4718/W/21/3285518) for erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved

- **2020/90450:** Erection of restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works. [Planning application details | Kirklees Council](#) – Refused (Appeal Upheld)
- **2020/90445:** Advertisement consent for erection of illuminated signs and booth lettering. [Planning application details | Kirklees Council](#) - Advertisement Consent Granted
- **2020/90444:** Advertisement consent for erection of illuminated and non-illuminated signs. [Planning application details | Kirklees Council](#) – Advertisement Consent Granted
- **2020/90443:** Advertisement consent for erection of illuminated sign. [Planning application details | Kirklees Council](#) – Advertisement Consent Granted
- **2016/92953:** Outline application for erection of restaurant and hot food outlets. [Planning application details | Kirklees Council](#) – Conditional Outline Permission
- **2015/93898:** Outline application for erection of restaurant, retail outlet and hotel. [Planning application details | Kirklees Council](#) – Withdrawn
- **2010/92846:** Removal of Condition 3 on previous application ref 2004/90778 for outline application for erection of hotel. [Planning application details | Kirklees Council](#) – Refused
- **2006/92257:** Reserved Matters Application for erection of Hotel with Restaurant. [Planning application details | Kirklees Council](#) – Approval of Reserved Matters
- **2004/90778:** Outline application for erection of hotel. [Planning application details | Kirklees Council](#) – Conditional Outline Permission
- **2000/92074:** Outline application for erection of hotel and B1 office building. [Planning application details | Kirklees Council](#) – Granted under Reg 3 General Regulations

Representations

The application was publicised by neighbour notification letters, which expired on 24th January 2025. As a result of the above publicity, two representations have been received. The comments made have been summarised below:

- There is simply no need for such a change to the license. Drivers are already able to park and collect and the current license adds to weekend noise and litter levels in the area.
- This should not be allowed to extend its current opening hours because of the impact on neighbouring properties surrounding it who already suffer from noise disruption & car pollution all times of the day & night 24hrs opening is not suitable for the people living in a high density housing area.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Environmental Health – No objection subject to recommended condition

Policy

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 site is allocated as Priority Employment Area on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 8** - Safeguarding Employment Land and Premises
- **LP 13** - Town Centre Uses
- **LP 16** - Food and Drink Uses and the Evening Economy
- **LP 19** - Strategic Transport Infrastructure
- **LP 20** - Sustainable Travel
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 27** - Flood Risk
- **LP 28** - Drainage
- **LP 30** - Biodiversity and Geodiversity
- **LP 33** - Trees
- **LP 34** - Conserving and Enhancing the Water Environment
- **LP 47** - Healthy, Active and Safe Lifestyles
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated December 2024, 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 6** - Building a Strong, Competitive Economy
- **Chapter 7** - Ensuring the Vitality of Town Centres
- **Chapter 9** - Promoting Sustainable Transport
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

Other Guidance Documents:

- Kirklees Highways Design Guide (2019)
- Hot Food Takeaway SPD (2022)

Assessment

1. Principle of Development

Section 73 of the Town and Country Planning Act 1990 allows for the variation or removal of a condition of a previous permission.

The principle of development for the erection of a restaurant with drive-thru, car parking, landscaping, play frame, customer order displays and associated works was established under permission 2020/90450 through an appeal, APP/Z4718/W/21/3285518. As such, it is considered that the principle of the development remains established by way of this permission. This assessment will deal with the merits of the proposed variation only.

1. Impact on Visual Amenity

General design considerations are set out in Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the townscape and protect amenity. Policy LP24 of the Kirklees Local Plan states that *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.'*

The proposal relates to modification of the existing opening hours and, as such, would have no impact with regard to visual amenity. The proposal is, therefore, considered to accord with the aims of Policy LP24 of the Kirklees Local Plan and the aims of Chapter 12 of the NPPF.

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(f) 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.

No external alterations are proposed as part of the application. As such, the proposal is not considered to have a greater impact on the neighbouring occupants than the originally approved with regard to overbearing, overshadowing and overlooking impact.

Policy LP52 of the Kirklees Local Plan states that proposals which have the potential to increase pollution from noise, vibration, light, dust, odour and other forms of pollution must be accompanied by evidence to show the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment.

In support of the application, a Noise Impact Assessment authored by Sustainable Acoustics (dated 15th May 2024, reference no. 14-0167-96 R01) has been submitted. It considers the local environment, highlighting the adjacent residential area as shown in figure 1 along with relative distances as shown in figure 2. The report concludes that the variation would result in no observable adverse impact upon the residential amenity of the adjacent properties in terms of people, vehicle, Communications Operating Device (COD), and plant noise. Section 8 of the report proposes some proactive mitigation measures including the implementation of a robust Noise Management Plan as shown in Appendix C along with reducing the output of the COD during nighttime hours and the output of the kitchen extraction plant.

KC Environmental Health accept the findings of the report. However, a condition has been recommended for the implementation of the Noise Management Plan in the interests of protecting residential amenity. In the event that planning permission is approved, it is recommended that a condition to this effect is attached to the decision.

Therefore, subject to the imposition of the recommended condition, it is considered that the proposal would not have a detrimental impact upon the amenity of the adjacent residential properties and would accord with Policy LP24 and LP52 of the Kirklees Local Plan and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway

safety, or the residual cumulative impacts on the road network would be severe.

The application seeks to remove condition 9 to enable 24 hour operation of the restaurant, seven days a week. However, the extended hours are not considered to affect the current parking and access requirements to a detrimental effect. As such, the scheme would not represent any additional harm in terms of highway safety and would accord with Policy LP22 of the Kirklees Local Plan.

4. Other Matters

With regard to other matters that were assessed as part of the previous planning permission, the proposal is unchanged in relation to these aspects and any conditions imposed in regard to these matters to make the development acceptable will be repeated as part of this application.

Conditions Review

As the application is a Section 73 application to vary conditions, it is necessary to re-impose all conditions which remain relevant.

The following conditions relating to the original permission will be re-issued as they are considered to remain relevant:

- 8. Validation Report
- 10 Deliveries

The following conditions relating to the original permission shall be reworded:

- 2. Approved plans (The plans and specification table will be amended to reflect the plans/documents approved under this Section 73 application)
- 4. Kitchen Extract System
- 7. Validation Report
- 12. External Artificial Lighting
- 19. Acoustic Fence

The following conditions relating to the original permission are no longer relevant and shall be removed:

- 1. Time
- 3. Materials
- 5. Phase II Intrusive Site Investigation Report
- 6. Remediation Strategy
- 9. Opening Hours
- 11. Noise and dust mitigation measures
- 13. Construction Access
- 14. Access and Parking Arrangements
- 15. Retaining Walls and Embankment

- 16. Electric Vehicle Charging Points
- 17. Landscaping
- 18. Nesting Birds

5. Representations

Two representations were received following the statutory publicity. The comments made have been summarised and addressed below:

- There is simply no need for such a change to the license. Drivers are already able to park and collect and the current license adds to weekend noise and litter levels in the area.

Response: *The proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- This should not be allowed to extend its current opening hours because of the impact on neighbouring properties surrounding it who already suffer from noise disruption & car pollution all times of the day & night 24hrs opening is not suitable for the people living in a high density housing area.

Response: *The proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

6. Negotiations

No amendments were sought or received during the course of the application.

7. Conclusion

This proposal is a Section 73 Variation of Condition application to remove condition 9 (hours of operation). In determining a S73, the Local Planning Authority must only consider the 'disputed' condition that is the subject of the application – it is not a complete re-consideration of the application. Therefore, it is a consideration of Condition 9 only. As detailed within the report, given the acceptable design and lack of harm in terms of visual and residential amenity, the removal is considered to be acceptable.

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 the relevant policies in the development plan and other material considerations. The proposal would remain in accordance with the development plan and there are no material considerations to indicate otherwise. The development would therefore constitute sustainable development and it is recommended for approval.

Recommendation: Approve

Decision Authorisation - Delegated Powers

Application Number: 2024/93579

Officer Recommendation: Grant Removal of Condition 9

Conditions and Reasons:

1. 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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP8, LP13, LP16, LP19, LP20, LP21, LP22, LP28, LP30, LP33, LP34, LP47, LP52 and LP53 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

2. There shall be no deliveries to or dispatches from the premises hereby permitted outside of the hours of between 09:00 and 22:00 Monday to Saturdays.

Reason: To ensure that the proposed use 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.

3. The kitchen extract system shall be maintained in accordance with the Odour Control Assessment by CDM Partnership (dated August 2020, reference no. 200808 McD Dewsbury Odour control.docx Rev: 00) and retained thereafter.

Reason: To ensure the proposed development does not cause harmful odour pollution within either a public area or at neighbouring premises 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.

4. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved. 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. 196 and 197 of the National Planning Policy Framework.

5. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report 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: This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.

6. The external lighting hereby approved shall be installed in accordance with the Lighting Impact Assessment Report (dated 3rd April 2022), Supplementary Information (dated 16th June 2021), Proposed lighting layout (reference no. 01, dated 28th November 2019) and Vertical calculation (31st March 2022) approved under app no. 2022/91265 and retained thereafter.

Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with Part 2 and 15 of the NPPF and LP52 of the Kirklees Local Plan.

7. The 4.6m high Acoustic Fence shown on the Site Layout Plan (reference no. 7866-SA-8587-P004D, dated January 2020) shall be retained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with Part 2 and 15 of the NPPF and LP52 of the Kirklees Local Plan.

8. All planting, seeding or turfing shown on the approved Landscaping Plan (reference no. 16716-VL-MCD_L01 rev. B, dated 18th January 2021) shall be carried out in the first planting and seeding seasons following the first use of the development, and any trees, shrubs, hedges or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of visual amenity and biodiversity and to accord with the aims of Policies LP24, LP30 and LP33 of the Kirklees Local Plan as well as the aims of the National Planning Policy Framework.

9. The development hereby approved shall be operated in accordance with the measures specified within the Noise Management Plan as shown in Appendix C of the Noise Impact Assessment authored by Sustainable Acoustics dated 15 May 2024 Ref14-0167-96 R01.

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.

Plans and Specifications Table:

Plan Type	Reference	Revision	Date Received
Plans and details pursuant to 2020/90450			
Block Plan	7866-SA-8587- P002	E	18/01/2021
Proposed Site Layout	7866-SA-8587- P004	D	18/12/2020
Proposed Elevations & Sections	7866-SA-8587- P005	C	18/12/2020
Proposed Ground Floor and Roof	7866-SA-8587- P006	C	18/12/2020

Plan Type	Reference	Revision	Date Received
Plans			
Site Layout Plan	7866-SA-8587- P007	B	12/02/2020
Elevations and Plan – Bin Store	7866-SA-8587- P028	B	12/02/2020
Landscape Plan	16716-VLMCD_L01	B	18/01/2021
Proposed Levels	4190299-1000	P1	12/02/2020
Tree Survey and Constraints Plan	8054-D-CP	-	20/04/2020
Site Feasibility Plan	7866-SA-8587- SK10	A	18/01/2021
3x3 Play Frame Plans and Elevations	6227-SA-XXXX-OPL3	-	12/02/2020
Supporting Statement Dewsbury	2(1)	-	12/02/2020
EVCP-Page 1-Pod Point Data Sheet Twin (S Range)	-	-	12/02/2020
EVCP-Page 2-Pod Point Data Sheet Twin (S Range)	-	-	12/02/2020
Play Frame 3x3 Planning Leaflet	E09-004	-	12/02/2020
Standard Patio Area Supporting Specifications Booklet	-	-	12/02/2020
Goal Post and McDigit COD Canopy Brochure	-	-	12/02/2020
Refuse Storage and Recycling Statement	-	-	12/02/2020
Cycle Locker Velo Box Locker	-	-	12/02/2020
Litter Patrol Plan	-	-	12/02/2020
Odour Control Standard Supporting Information	-	-	12/02/2020
Owl Lane Dewsbury PEA Report	-	1	12/02/2020
Travel Plan	ADL/3889/RG/31B	-	12/02/2020
Site Survey	8180507-4101	-	12/02/2020
Transport Statement	ADL//RG/3889/07A	-	14/02/2020
Environmental Noise Assessment	7281-Dewsbury	1	14/02/2020
Ground Investigation Report	19.05.014	-	19/02/2020
Dewsbury Drainage Statement	MD4190299/CP/004	1	19/02/2020
Landscape Maintenance and Management Plan	16716-VL_R01	-	20/04/2020
Raised Planters – Planting for Pollinators	16716-VL-MCD_L02	-	20/04/2020
Biodiversity Enhancement Plan	17616-VL-MCD_V01	-	18/01/2021
Odour Control Assessment	-	00	22/09/2020
Construction Management Plan	MD4190299/CP/013	1	27/11/2020
Fatstrippa Details	FS150-01	-	27/11/2020

Plan Type	Reference	Revision	Date Received
Grease/Food Separation Tank	T25368 03967_002	A	22/09/2020
Grease Trap	06.20	-	22/09/2020
Plans and details pursuant to 2022/91029			
New Build McDonald's Restaurant	NG100	-	24/03/2022
Plans and details pursuant to 2022/91229			
Ground Investigation Report by Listers GEO	19.05.014	1	31/05/2022
Supplementary Ground Gas and Groundwater Monitoring letter by Listers Geo	LC/19.05.014a/REVB	-	12/09/2022
Plans and details pursuant to 2022/91235			
Proposed Site Sections	4190299-1010	P1	07/04/2022
Proposed Site Sections Plan	4190299-1011	P1	07/04/2022
Proposed Retaining Wall Sections	4190299-1012	C2	08/11/2022
Proposed Finishes	4190299-1300	C2	08/11/2022
Traffic Management Plan	4190299-1600	L1	08/11/2022
CAT1 Structural Calculations Leeds Road Retaining Walls	019_4190299/GCD/S tructural Calcs_Leeds Road	2	02/12/2022
CAT1 Structural Calculations John Ormsby VC Way Retaining Walls	020_4190299/GCD/S tructural Calcs_John Ormsby VC Way	2	02/12/2022
Typical Burr Wall John Ormsby VC Way	4190299_2441	T3	02/12/2022
Design & Check Certificate for John Ormsby VC Way	CG 300	0.1.0	13/12/2022
Design & Check Certificate for Leeds Road	CG 300	0.1.0	13/12/2022
Plans and details pursuant to 2022/91265			
Lighting Impact Assessment Report	-	-	11/04/2022
Supplementary Information	-	-	11/04/2022
Proposed lighting layout	01	-	11/04/2022
Vertical Calculation	-	-	11/04/2022
Plans and details pursuant to 2022/91264			
Construction Management Plan	MD4190299/CP/013	2	11/04/2022
Plans and details pursuant to 2022/91266			
Combined Phase 1 & 2 Ground Investigation Report by Listers	19.05.014	-	08/04/2022

Plan Type	Reference	Revision	Date Received
GEO			
Site Investigation - Owl Lane, Kirklees, West Yorkshire, WF12 7QJ letter by Listers Geo	LC/19.05.014	-	08/04/2022
Supplementary Ground Gas and Groundwater Monitoring letter by Listers Geo	LC/19.05.014a	-	08/04/2022
Supplementary Ground Gas and Groundwater Monitoring letter by Listers Geo	LC/19.05.014a	B	08/04/2022
Plans and details pursuant to 2022/92384			
Nesting Birds Cover Letter by Castell Ecology	-	-	14/07/2022
Plans and details pursuant to 2024/93579			
Site Location Plan	7866-SA-8587-AL01	C	17/12/2024
Cover Letter	L241129 SAV	-	17/12/2024
Noise Impact Assessment	14-0167-96	01	17/12/2024

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 Planning 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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

Report Dated: 26/02/2025