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

PLANNING PERMISSION FOR DEVELOPMENT

NOTE: This approval should be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990

Application Number: 2025/62/91122/W

To: Nick Willock,
Robert Halstead Chartered Surveyors & Town Planners
Office G of H
2nd Floor Bridge Mills
Huddersfield Road
Holmfirth
HD9 3TW

For: JOHN L BRIERLEY LTD AND PAXMAN COOLERS 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 permits:-

REDEVELOPMENT OF SITE FOR MIXED-USE E(G) (I, II AND III) AND B8 INCLUDING: DEMOLITION OF BUILDINGS AND RE-CLADDING OF SOUTHERN ELEVATION OF RETAINED ADJOINING BUILDING; RETENTION, CONVERSION AND RENOVATION OF EXISTING MILL/OFFICE/WORKSHOP/ENGINE HOUSE BUILDING INCLUDING ALTERATIONS; ERECTION OF TWO NEW BUILDINGS; FORMATION OF TWO VEHICULAR ACCESS POINTS, SERVICE YARD AND PARKING AREAS; AND OTHER ASSOCIATED WORKS.

At: TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD, HD1 6QT

In accordance with the plan(s) and applications submitted to the Council on 21-May-2025, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.
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 documents in 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 development is carried out to an appropriate quality standard of design and to accord with Policies LP9, LP20, LP21, LP22, LP24, LP28, LP30, LP31, LP32, LP34, LP35, LP47, LP51, LP52 and LP53 of the Kirklees Local Plan.

3. All references in this decision notice to 'Demolition' and/or 'Demolition Work(s)' shall not include the works which are identified and defined in the document 'Internal Soft Strip Specification – Section 3, January 2026, Revision A'.
Reason: For clarity and the avoidance of doubt as to the definition of the term 'Demolition' for the purposes of this permission.

4. Prior to any demolition commencing, building recordings of buildings B, C, D1, E and G, as identified on Location Plan drawing number: 1908 65 Rev H, shall be undertaken in accordance with the details contained within the document titled 'Turnbridge Mills, Quay Street, Huddersfield: Written scheme of investigation for recording buildings B, C, D1, E and G'. Reporting of the works undertaken shall thereafter be undertaken in accordance with section 3 of the aforementioned document.
Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the buildings that would be lost as a result of the proposed development, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that the scheme of building recording for each Building is carried out and completed before that Building is demolished.

5. No Demolition Works shall commence on Building B, Building C, Building D1, Building E or Building G until all building recording for that respective Building has been carried out and completed in accordance with the building recording scheme approved under Condition 4 of this permission, and until the following have been submitted to and approved in writing by the Local Planning Authority:

- The results of the building recording which has been carried out; and
- Confirmation that the results of the building recording have been deposited with the West Yorkshire Historic Environment Record.

For the avoidance of doubt, references within this condition to Building B, Building C, Building D1, Building E and Building G refer to Building B, Building C, Building D1, Building E and Building G, as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.
Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the buildings that would be lost as a result of the proposed development, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that the scheme of building recording for each Building is carried out and completed before that Building is demolished.

6. No works shall be carried out to Building D, including dismantling or demolition, until building recording of Building D has been carried out and completed in accordance with the details contained within the document 'Written Scheme of Investigation for an archaeological photographic record of Building D (engine house)', prepared by Stephen Haigh and dated 13/01/2026, and until confirmation that the results have been submitted to the Historic Environment Record and any other relevant bodies, as specified in the Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, references within this condition to Building D refers to Building D as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of historic and/or archaeological interest and importance associated with Building D that may be affected as a result of the proposed development/works, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. No Demolition Works shall commence on Building B or Building C until detailed Method Statements for the demolition of Building B and Building C have been submitted to and approved in writing by the Local Planning Authority. All Demolition Works shall be carried out in complete accordance with the Method Statements thereby approved. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.
Reason: To ensure that demolition works are carried out appropriately and to protect the character and fabric of retained buildings, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that relevant measures are considered, devised and approved at an appropriate stage of the development process, prior to the demolition of the relevant buildings.

8. No Demolition Works shall commence on Building B or Building C until a Method Statement for works likely to affect the grade II listed chimney within the site ('Chimney at SE 14942 16846') during the demolition and construction phase of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The Method Statement (demolition and construction phase) shall include, but shall not necessarily be limited to, the following:

- A detailed structural report on the chimney, including analysis of how the removal/demolition of surrounding buildings may affect its stability and details of any mitigation or remediation measures necessary to ensure the future stability of the chimney;
- Plans showing the precise location of surrounding buildings and structures in relation to the chimney, including details of any buildings or structures which are attached to the chimney and the structural relationship between those buildings and/or structures and the chimney; and

- Details of measures to protect the chimney for the duration of all demolition and construction works in association with the development hereby permitted.

The development, including all demolition and construction works, shall thereafter be carried out in accordance with the details thereby approved. No Demolition Works shall commence on Building B or Building C until all protection and/or mitigation measures required in association with the demolition and construction phases of the development have been installed in accordance with the details thereby approved. All such protection and/or mitigation measures shall thereafter be retained in accordance with the details thereby approved for the full duration of the demolition and construction phase of the development. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.

Reason: To ensure the protection of the grade II listed chimney during the development, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that relevant measures are considered, devised and approved at an appropriate stage of the development process, prior to any demolition or other works being carried out which may affect the listed chimney.

9. No works above ground level shall commence until details of any new walls and/or other structures which are to be constructed adjacent to the grade II listed chimney within the site ('Chimney at SE 14942 16846'), and a method statement including details of how such walls and/or structures would be constructed to prevent damage to the listed chimney, have been submitted to and approved in writing by the Local Planning Authority. The development, including the construction of any such walls and/or structures, shall be carried out in complete accordance with the details thereby approved.

Reason: To ensure the protection of the grade II listed chimney during the development and following its completion, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. No part of the development shall be first occupied or brought into use until details of measures to protect the grade II listed chimney within the site ('Chimney at SE 14942 16846') following the completion and occupation of the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include, but shall not necessarily be limited to, details of measures to protect the chimney from vehicles entering, leaving and using the adjacent service yard proposed as part of the development (as shown on Proposed Site Plan drawing 1908 205 Rev F). The development shall thereafter be carried out in accordance with the details thereby approved. No part of the development shall be first occupied or brought into use until all protection measures have been fully installed in accordance with the details thereby approved. Those protection measures shall thereafter be retained in accordance with the details thereby approved.

Reason: To ensure the protection of the grade II listed chimney following the completion of the development, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

11. No works shall commence on the construction of the external walls of any new buildings hereby permitted until details and samples of all external materials for the new buildings have been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

- Details (including materials and colours) and samples of the external walling materials to all new buildings, including stonework and cladding, which shall include the re-use of stone from the demolition of existing buildings within the site;
- Details and samples of the roofing materials for all new buildings, which shall include the re-use of roofing materials from the demolition of existing buildings within the site.

For any new or reclaimed materials which are proposed to be imported to the site for the development (i.e. any proposed materials which are not from the demolition of existing buildings within the site), samples of those materials shall be made available on site for inspection by the Local Planning Authority, which shall be notified in writing of their availability for viewing on site.
The development shall then only be constructed using the materials thereby approved, and shall be retained as such thereafter.
Reason: To ensure a high quality development with regard to urban design, the character of the townscape and the settings of nearby listed buildings and the nearby scheduled monument, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

12. No works shall commence on the re-cladding of the southern façade of Building A until details and samples of all materials to be used for the re-cladding of the southern façade of Building A have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the proposed cladding materials and colours. Samples of the materials shall be made available on site for inspection by the Local Planning Authority, which shall be notified in writing of their availability for viewing on site. The development shall then only be constructed using the materials thereby approved, and shall be retained as such thereafter. For the avoidance of doubt, references within this condition to Building A refer to Building A as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To ensure a high quality development with regard to urban design, the character of the townscape and the settings of nearby listed buildings and the nearby scheduled monument, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

13. No works shall commence on the external walls or roof of Building D, with the exception of works to stabilise Building D, until details and samples of all external materials to be used in any repairs to, or making good of existing stonework to the external walls of Building D and/or to the roof of Building D have been submitted to and approved in writing by the Local Planning Authority. The materials shall include the re-use of walling and roofing materials from the demolition of existing buildings within the site. For any new or reclaimed materials which are proposed to be imported to the site for the development (i.e. any proposed materials which are not from the demolition of existing buildings within the site), samples of those materials shall be made available on site for inspection by the Local Planning Authority, which shall be notified in writing of their availability for viewing on site. The development shall then only be constructed using the materials thereby approved, and shall be retained as such thereafter. For the

avoidance of doubt, references within this condition to Building D refer to Building D as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To ensure a high quality development with regard to urban design, the character of the townscape and the settings of nearby listed buildings and the nearby scheduled monument, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

14. Notwithstanding the submitted details, no works above ground level shall commence on the construction of the electricity substation hereby permitted, as shown on Proposed Site Plan drawing number: 1908 205 Rev F, until details of the design and external materials of the substation have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details and samples of the proposed external materials of the substation, which shall include the re-use of external walling materials from the demolition of existing buildings on site. For any new or reclaimed materials which are proposed to be imported to the site for the development (i.e. any proposed materials which are not from the demolition of existing buildings within the site), samples of those materials shall be made available on site for inspection by the Local Planning Authority, which shall be notified in writing of their availability for viewing on site. The new electricity substation shall be constructed in complete accordance with the details and materials thereby approved, and shall be retained as such thereafter.
Reason: In the interests of visual amenity and in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

15. No doors, windows or shutters shall be installed in any of the new buildings hereby permitted until details of all doors, windows and shutters to the new buildings have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include:

- Detailed sections and elevations at a scale of 1:5 in detail and 1:20 in elevation; and
- Details of the materials and colours of all proposed doors, windows and shutters to the new buildings.

The development shall be carried out in complete accordance with the details thereby approved.
Reason: To ensure that the proposed works are of an appropriate specification and quality, to protect the character and appearance of the site and its surroundings, including the settings of nearby listed buildings and the nearby scheduled monument, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

16. No new and/or replacement doors and/or windows shall be installed in Building D until details of any new and/or replacement doors and windows to the retained Building D have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include:

- Detailed sections and elevations at a scale of 1:5 in detail and 1:20 in elevation; and
- Details of the materials and colours of any new and/or replacement doors and windows.

The development shall be carried out in complete accordance with the details thereby approved. For the avoidance of doubt, references within this condition to Building D refer to Building D as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To ensure that the proposed works are of an appropriate specification and quality, to protect the character and appearance of the site and its surroundings, including the settings of nearby listed buildings and the nearby scheduled monument, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

17. The proposed solar/photovoltaic panels referred to in the submitted Climate Change Statement (received 23/04/2025) and shown on Proposed Roof Plan drawing number: 1908 209 Rev A shall not be installed until details of the proposed solar/photovoltaic panels have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the design, dimensions and materials of the proposed photovoltaic panels and, in the case of any such panels which are to be fitted to the roof of Building D, the methods of fixing them to the roof of that building. No part of the development hereby permitted shall be first occupied or brought into use until the solar/photovoltaic panels have been fully installed in accordance with the details thereby approved and are operational, and they shall be retained as such thereafter. For the purposes of this condition, 'Building D' refers to Building D as defined on Proposed Roof Plan drawing number: 1908 209 Rev A.
Reason: To ensure that appropriate sustainability measures are incorporated as part of the development, and that that the proposed solar/photovoltaic panels are of an appropriate design and appearance, in the interests of protecting visual amenity, including the settings of nearby listed buildings and the Turn Bridge scheduled monument, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12, 14 and 16 of the National Planning Policy Framework.

18. No development or groundworks shall commence (other than those required for a site investigation report) until a 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: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.

19. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 18 of this permission, no development or further groundworks shall 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 Chapter 15 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.

20. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 19 of this permission. 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 two 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 Chapter 15 of the National Planning Policy Framework.

21. 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 the site in full 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 chapter 15 of the National Planning Policy Framework.

22. The development hereby permitted shall not be operational, and no activities shall be carried out at the premises, including deliveries to or dispatches from the premises, outside the times of 0600-1900 hours Monday to Friday inclusive and 0800-1600 hours on Saturdays, Sundays and Bank Holidays.
Reason: To protect the amenity of the occupiers of nearby residential properties from potential noise or disturbance from the proposed development, in accordance with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

23. Development shall not commence, other than Demolition, until a detailed scheme for foul, surface water and land drainage in association with the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Agreed discharge rates with the Lead Local Flood Authority indirectly or directly to watercourse;
- Attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event;
- Attenuation construction details/design;
- Plans and longitudinal sections;
- Hydraulic calculations;
- Phasing of drainage provision;
- Details of measures to be incorporated to prevent water pollution of the adjacent canal, including in association with potential hydrocarbons associated with the proposed service yard and its use by large vehicles;
- A risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure; and
- A maintenance and management plan for surface water infrastructure;

If discharge to public sewer is proposed, the information shall also include, but not necessarily be exclusive to:

- Evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- Evidence of existing positive drainage to public sewer and the current points of connection; and
- The means of restricting the discharge to public sewer to the existing rate less a minimum 50% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

No part of the development hereby permitted shall be first occupied or brought into use the drainage scheme for foul, surface water and land drainage has been provided on site and completed in accordance with the details thereby approved. There shall be no piped discharge of surface water from the development until all surface water drainage measures have been completed in accordance with the details thereby approved.

Reason: In the interests of providing satisfactory drainage to serve the development, including appropriate measures to prevent the pollution of watercourses, in accordance with Policies LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that measure to provide the necessary drainage infrastructure for the development are devised and approved at an appropriate stage of the development process.

24. Development shall not commence until details of the proposed demolition and/or modification of existing building retaining walls abutting Quay Street, together with the design of any new building retaining walls adjacent to the highway have been submitted to and approved in writing by the Local Planning Authority. The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the lifetime of the development.

Reason: In the interests of highway safety and to ensure that the stability of the highway is not detrimentally affected by development.

This pre-commencement condition is necessary to ensure that measures to protect the stability of the highway are satisfactorily addressed, devised and approved at the appropriate stage of the development process, before any works commence on the development.

25. No development shall commence, including demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following:

- The point(s) of access to the site for construction traffic;
- Details of the times of use of the access(es);
- The numbers and sizes of vehicles expected to access the site;
- The routing of construction traffic to and from the site;
- Construction workers' and delivery parking facilities;
- The location of materials storage and site facilities;
- The use of traffic management/banksmen as necessary for large deliveries;
- The provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway;
- A pollution prevention plan for the adjacent canal, including measures to protect the canal from dust, debris and any run-off from exposed soils during demolition and construction works;
- Measures to control noise and vibration from all demolition and construction-related activities, to include details of restrictions on the hours of working on the site, including the times of deliveries;
- Measures to control dust from all demolition and construction-related activities, including measures to monitor and record the emissions of dust during construction;
- Measures for the sustainable disposal of construction waste from the site; and
- A communications plan, detailing the responsible person, their contact details, and how this will be communicated to local residents and the occupants of nearby premises, and to the Local Planning Authority.

All demolition and construction works on site shall be carried out in full accordance with the CEMP thereby approved, which shall be implemented throughout the full duration of demolition and construction works on site.

Reason: In the interests of highway safety, to protect the water environment from pollution, to safeguard the amenities of the occupants of nearby properties, and to ensure the sustainable disposal of construction waste, in accordance with Policies LP21, LP24, LP34 and LP52 of the Kirklees Local Plan and Chapters 9 and 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that measures to avoid obstruction to the highway network, avoid increased risks to highway safety, protect the water environment and prevent or minimise amenity impacts are devised and approved at an appropriate stage of the development process.

26. No part of the development hereby permitted shall be first occupied or brought into use until the means of access to and from the site has been fully constructed and completed in accordance with the details on Preliminary Layout Drawing number: PRGN-2292-HGN-DR-CH-0001B, and until that approved access has been made operational. The means of access to and from the site shall thereafter be retained and maintained in accordance with the details hereby approved for the lifetime of the development.
Reason: To ensure the free and safe use of the highway, in the interests of highway safety and in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

27. No part of the development hereby permitted shall be first occupied or brought into use until all car parking areas within the site have been laid out, surfaced, marked out into bays and drained in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. In the event that the development is proposed to be occupied in phases, no part of the development shall be first occupied until details of the proposed phasing of the development, including the phased occupation of the buildings and the provision of parking for each relevant Phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no Phase of the development (as defined within those submitted details) shall be first occupied or brought into use until all car parking areas within the site for that Phase have been laid out, surfaced, marked out into bays and drained in accordance with the details thereby approved. The parking shall thereafter be retained in accordance with the details thereby approved.
Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

28. Notwithstanding the details submitted, no part of the development hereby permitted shall be first occupied or brought into use until details of facilities for the storage and parking of cycles for the development, within the site, have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the design and materials of the proposed cycle storage area/enclosure and methods for securing cycles within that area. No part of the development hereby permitted shall be first occupied or brought into use until the cycle storage and parking facilities for the development have been provided in accordance with the details thereby approved, and the cycle storage and parking facilities shall be retained as such thereafter.
Reason: In the interests of encouraging sustainable travel, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan.

29. Not later than 3 months from the date of first occupation of the development hereby permitted, a Full Travel Plan shall be submitted to the Local Planning Authority for approval in writing. The Full Travel Plan shall include measures to improve and encourage the use of sustainable transport including, as a minimum:

- The provision of 'live' and other bus/train information;
- Provision of Metro passes;
- Car sharing facilities;
- The introduction of working practices to reduce travel demand; and
- The provision of on-site cycle facilities and information.

The Full Travel Plan shall also include the following information:

- A timetable for the delivery of measures within the Full Travel Plan;
- Details of how the Travel Plan will be managed;
- The name and contact details of the Travel Plan Co-ordinator;
- Targets aimed at lowering car use, particularly single occupancy trips, to and from the site;
- A programme for the monitoring and review of the Travel Plan and its progress; and
- Details of how the Travel Plan and its objective of more sustainable travel will be promoted.

Once the Full Travel Plan has been approved in writing by the Local Planning Authority, the development shall thereafter be operated in complete accordance with the Full Travel Plan thereby approved.

Reason: In the interests of enabling and encouraging the use of active and sustainable transport modes, and to mitigate the air quality impacts of the development, in accordance with Policies LP20, LP21, LP24, LP47 and LP51 of the Kirklees Local Plan and Chapters 9 and 15 of the National Planning Policy Framework.

30. No part of the development hereby permitted shall be first occupied or brought into use until dedicated facilities for the charging of electric vehicles have been installed in accordance with the Air Quality Impact / Mitigation Statement – Turnbridge Mills, Quay Street, Huddersfield, HS1 6QT, prepared by Robert Halstead Chartered Surveyors & Town Planners and dated April 2025 (received 23/04/2025) and Proposed Site Plan drawing number: 1908 205 Rev F, and until those facilities for the charging of electric vehicles have been made operational. Once installed, the electric vehicle charging facilities shall be retained for use thereafter.

Reason: To supporting and encouraging the use of low emission vehicles, in the interests of air quality enhancement, in accordance 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.

31. Notwithstanding the submitted details, no part of the development hereby permitted shall be first occupied or brought into use until details of facilities for the storage and collection of refuse, waste and recycling from the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the size, appearance and materials of refuse storage enclosures, and details of security measures associated with the refuse storage areas. No part of the development hereby permitted shall be first occupied or brought into use until the facilities for the storage and collection of refuse, waste and recycling have been

provided in complete accordance with the details thereby approved, and those facilities shall be retained as such thereafter.
Reason: In the interests of amenity and highway safety, in accordance with Policy LP24 of the Kirklees Local Plan.

32. No part of the development hereby permitted shall be first occupied or brought into use until details of the arrangements for the maintenance and management of refuse storage areas for the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the arrangements for access to be provided to the site and to the refuse storage areas for waste collection crews as necessary on collection days. The development shall thereafter be maintained and managed in accordance with the approved details for the lifetime of the development.
Reason: In the interests of amenity and highway safety, in accordance with Policy LP24 of the Kirklees Local Plan.

33. The development shall be carried out in complete accordance with the submitted Climate Change Statement, received 23/04/2025.
Reason: To ensure that appropriate sustainability measures are incorporated as part of the development, in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

34. No demolition works shall commence on Building B and/or Building C, until full details of all works relating to and/or affecting the retained wall(s) adjacent to the canal in association with the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include, but shall not necessarily be limited to:

- Structural calculations to demonstrate that the retained wall(s) will be stable, including details of any modifications (including cross sections as necessary) that would be required to ensure the long-term stability of the wall(s);
- Details of any capping that may be required to the retained wall(s);
- Details of the design standard and design life of the retained wall (e.g. eurocodes for design standard and proposed design life);
- Details of the methods of testing that will be done to assess the structural properties of the existing wall(s);
- A timetable for the carrying out and completion of any works to the retained wall(s), relative to the rest of the development; and
- Responsibilities for the future maintenance of the wall(s).

The development shall thereafter be carried out and completed in full accordance with the details and timetable thereby approved. The wall(s) shall thereafter be retained and maintained in accordance with the details thereby approved. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To ensure the safety and stability of the development, including with specific reference to the adjacent canal, in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that measures to ensure the safety and stability of the site and the development are considered, devised and approved at an appropriate stage of the development process.

35. No development shall commence, including demolition, until a copy of a European Protected Species Licence and a Mitigation Method Statement in relation to bats have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the details thereby approved.
Reason: To ensure that appropriate measures are in place with regard to protected species and biodiversity, in accordance with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework, and the Conservation of Habitats and Species Regulations 2017 (as amended).
This pre-commencement condition is necessary to ensure that the relevant Licence is obtained, and any relevant mitigation measures are secured, at the appropriate stage of the development process.

36. No development shall commence, including demolition, until a detailed Precautionary Working Method Statement (PWMS) in respect of bats has been submitted to and approved in writing by the Local Planning Authority. The PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, the attendance of an Ecological Clerk of Works as required, and careful hand stripping around potential bat roosting features. In the event of encountering a bat during the works, all works shall cease until the Ecological Clerk of Works and Natural England have been contacted for advice on the best way to proceed lawfully, and until such advice has been received. Works shall only proceed on site in accordance with the advice received, and a record shall be kept of any such advice received, which shall be made available to the Local Planning Authority within five working days, in the event that a written request for the information is received from the Local Planning Authority. All contractors working on site shall be made aware of any such advice and provided with the contact details of the Ecological Clerk of Works.
Reason: To ensure that appropriate measures are in place with regard to protected species and biodiversity, in accordance with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework, and the Wildlife and Countryside Act 1981 (as amended).
This pre-commencement condition is necessary to ensure that measures to ensure the protection of, and mitigate impacts on, protected species are considered, devised and approved at the appropriate stage of the development process.

37. No development shall commence, including demolition, until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include:

- A summary of potentially damaging activities with reference to biodiversity;
- Identification of “biodiversity protection zones”;
- Practical measures, including physical measures and sensitive working practices, to avoid or reduce impacts during construction (these may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Details of responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works;

- The use of protective fences, exclusion barriers and warning signs;
- Mitigation and/or precautionary measures for the Huddersfield Broad Canal Local Wildlife Site; and
- A Pollution Prevention Plan for the adjacent watercourse, using relevant good practice guidance (such as CIRIA C532).

The CEMP: Biodiversity shall be fully implemented and adhered to throughout the construction period in complete accordance with the details thereby approved.
Reason: In the interests of biodiversity, including with reference to the Huddersfield Broad Canal Local Wildlife Site, and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.
This pre-commencement condition is necessary to ensure that measures to protect biodiversity are considered, devised and approved at the appropriate stage of the development process.

38. No part of the development hereby permitted shall be first occupied or brought into use until a Biodiversity Enhancement Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority. The BEMP shall include details of biodiversity enhancement measures, including the installation of six swift boxes as part of the development hereby permitted. No part of the development hereby permitted shall be first occupied or brought into use until all biodiversity enhancement measures have been installed in accordance with the BEMP thereby approved, and those measures shall be retained as such thereafter.
Reason: In the interests of biodiversity and in accordance with Policies LP30 and LP31 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

39. All demolition of buildings, works to existing buildings, and removal of vegetation from the site shall be undertaken outside of the bird breeding season, March to August inclusive. If any demolition, works to existing buildings or vegetation removal are to be carried out within the bird breeding season period, all potential bird nesting opportunities shall be checked by a suitably qualified ecologist within the 24 hour period immediately prior to the works taking place. If any active nests are present, work which may cause the destruction of nests or disturbance to the resident birds shall cease until the young have fledged.
Reason: To ensure the protection of biodiversity, including protected species, during the works, in accordance Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

40. No works above ground level shall commence on the new buildings hereby permitted and no works shall commence on Building D (with the exception of works to stabilise Building D) until a scheme of security and crime prevention measures to be incorporated as part of the development has been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be first occupied or brought into use until all security and crime prevention measures have been installed and completed in accordance with the details thereby approved. The approved measures shall thereafter be retained and maintained for the lifetime of the development. For the avoidance of doubt, references within this condition to Building D refer to Building D as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To ensure that appropriate security and crime prevention measures are incorporated as part of the development, in the interests of the safety and security of the

development and its staff and users, in accordance with Policy LP24 of the Kirklees Local Plan and Chapters 8 and 12 of the National Planning Policy Framework.

41. No works above ground level shall commence on the new buildings hereby permitted and no works shall commence on Building D (with the exception of works to stabilise Building D) until a scheme of hard and soft landscaping works for the development has been submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include:

- Details of surfacing materials to hard-surfaced areas;
- Details of all boundary treatments, including details of any gates to the proposed service yard;
- Details of planting and soft landscaping within the site, including to the service yard area adjacent to the canal, including planting plans, details of species and planting schedules; and
- Details of the arrangements for the maintenance and management of soft-landscaped areas within the site for the lifetime of the development.

The development shall be carried out in complete accordance with the details thereby approved. All hard landscaping works shall be completed in accordance with the details thereby approved prior to the first occupation of any part of the development hereby permitted. All soft landscaping works shall be completed in accordance with the details thereby approved by no later than the end of the first planting season following the substantial completion of the development. The soft landscaping shall thereafter be maintained and managed in accordance with the details thereby approved. For the avoidance of doubt, references within this condition to Building D refer to Building D as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To ensure the appropriate hard and soft landscaping of the development in the interests of visual amenity and providing green infrastructure, and in accordance with Policies LP24, LP31 and LP32 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

42. If, within a period of 5 years from the completion of the soft landscaping scheme pursuant to Condition 41 of this permission, and tree, shrub or hedge planted should die, become damaged or diseased or be removed, it shall be replaced in the next planting season with another of similar size and species, in a similar location, unless the Local Planning Authority gives prior written consent to any variation via an application for the approval of details reserved by condition.
Reason: To ensure the establishment and maintenance of a satisfactory scheme of soft landscaping, in the interests of visual amenity and providing green infrastructure, and in accordance with Policies LP24, LP31 and LP32 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

43. No part of the development shall be first occupied or brought into use until details of a scheme for the provision of interpretation boards within and around the site, explaining the history of the site including with reference to Building B and the other buildings which are proposed for demolition, have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the size, design, location and content of the interpretation boards and details of the arrangements for their maintenance. No part of the development shall be first occupied until the interpretation boards have been installed in complete accordance with the

detailed thereby approved, and the interpretation boards shall thereafter be retained and maintained in accordance with the details thereby approved. For the avoidance of doubt, reference within this condition to Building B refers to Building B as identified on Location Plan drawing number: 1908 65 Rev H.
Reason: To contribute to the record and understanding of the history and heritage of the site and the buildings proposed for demolition and their wider historic context, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

44. No part of the development hereby permitted shall be first occupied or brought into use until details of education and training programmes to be delivered by or in association with the proposed development. The submitted information shall include details of the proposed education and training programmes and a timetable for their introduction. The education and training programmes shall thereafter be introduced and carried out in accordance with the details thereby approved.
Reason: To contribute to the development of skilled communities and workforce in accordance with Policy LP9 of the Kirklees Local Plan.

Informative Notes

1) The developer is advised that separate approval(s) may also be required for the proposed works under other regulations, including the Building Regulations. The approval of details as part of this permission does not imply compliance with other relevant regulations.

2) 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

3) With reference to the installation of Electric Vehicle Charging Points, as required by Condition 30 of this permission, the applicant/developer is advised of the following:

- Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.
- The installation must meet the minimum requirements within the Air Quality & Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy (WYLES) Group.

4) The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required.

You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the site access(es).

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.

5) Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

6) Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb their property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

7) If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements.

8) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

9) Prior to the commencement of any development, the applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 or via email at: Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust".

10) Consent from the Canal & River Trust would be required for surface water drainage to the Huddersfield Broad Canal, including the re-use of existing outfalls. Should the applicant wish to explore the potential for surface water discharge to the canal, they could contact the Canal & River Trust's Utilities section at utilitiesenquiry@canalrivertrust.org.uk or 01926 626158.

Plans and specifications schedule:

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	1908 65	Rev. H	03/12/2025
Existing Site / Block Layout	1908 30	Rev. A	23/04/2025
Grouped Plans and Elevations	1908 46	Rev. D	23/04/2025
Existing Floor Plans	1908 50		28/05/2025
Existing Floor Plans	1908 51		28/05/2025
Existing Floor Plans	1908 52		28/05/2025
Existing Floor Plans	1908 53		28/05/2025
Existing Floor Plans	1908 200		23/04/2025
Proposed Floor Plans	1908 201	Rev. E	11/08/2025
Proposed Floor Plans	1908 202	Rev. C	11/08/2025
Proposed Floor Plans	1908 203	Rev. B	11/08/2025
Proposed Floor Plans	1908 204	Rev. B	11/08/2025
Proposed Site / Block Layout	1908 205	Rev. F	11/08/2025
Proposed Elevations	1908 206	Rev. E	11/08/2025
Proposed Elevations	1908 207	Rev. B	11/08/2025
Existing Floor Plans	1908 208		23/04/2025
Proposed Floor Plans	1908 209	Rev. A	11/08/2025
Existing Elevations	1908 210		23/04/2025
Existing Elevations	1908 211		28/05/2025
Existing Elevations	1908 212		23/04/2025
Block plan	1908 220		07/08/2025
Highways Plans	2292 0001	Rev. B	07/08/2025
Block Plan	3310 02		02/10/2025

Plan Type	Reference	Version	Date Received
Block Plan	3310 06	Rev A	02/10/2025
Existing Site Sections	3310 18		02/10/2025
Proposed Site Sections	3310 19		02/10/2025
Grouped Plans and Elevations	3310 45	Rev. A	19/11/2025
Design and Access Statement			23/04/2025
Conservation/Heritage Assessment	Heritage Statement (June 2025)		09/07/2025
Conservation/Heritage Assessment	Turnbridge Mills, Quay Street, Huddersfield: Written scheme of investigation for recording buildings B, C, D1, E and G		02/03/2026
Conservation/Heritage Assessment	Written Scheme of Investigation for an archaeological photographic record of Building D (engine house)		02/03/2026
Conservation/Heritage Assessment	Internal Soft Strip Specification - Section 3, January 2026, Revision A		29/01/2026
Ecological / Biodiversity Statement	Technical Note: Ecology Statement		23/04/2025
Bat Survey	013_04	Rev. 00	11/08/2025
Flood Risk Assessment	S12097-JNP-XX-XX-RP-C-1001	Rev. P03	02/05/2025
Transport Assessment	Transport Statement		02/05/2025
Transport Assessment	Travel Plan		23/04/2025
Contamination Report	744010-DS		02/05/2025
Contamination Report	25072-GI		28/10/2025
Supporting Information	Sequential Options Assessment (and appendices)	Rev. A	09/07/2025
Supporting Information	Design Statement / 2025-06-16	Rev. B	18/06/2025
Supporting Information	Planning & Listed Building Consent Statement	Rev. A	18/06/2025
Supporting Information	Viability Assessment (and appendices) dated 02/04/2025		13/05/2025
Supporting Information	Air Quality Statement		23/04/2025
Supporting Information	Structural Appraisal of Buildings B, C, D & G,		02/05/2025
Supporting Information	Structural Engineer Letter		29/08/2025

Plan Type	Reference	Version	Date Received
Supporting Information	Rapid Health Impact Assessment		23/04/2025
Supporting Information	Climate Change Statement		23/04/2025
Supporting Information	Ibstock Walling Stone Digital Flyer		19/11/2025
Supporting Information	Kingspan Quadcore Product Data Sheet		23/04/2025
Supporting Information	RCE6909 / Building D stabilisation		02/10/2025

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.

Officers worked proactively with the applicant to address concerns raised throughout the course of the application. This included, but was not limited to, seeking further justification for the proposal's harm to the historic environment. As a result of this engagement, officers were able to support the proposal and recommend approval to the Strategic Planning Committee held on 04/12/2025, where members resolved to support the application.

This application has an associated Listed Building Consent, referenced 2025/91645. By virtue of an objection from Historic Buildings & Places, one of the National Amenity Societies, in accordance with the *Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021,* the council as Local Planning Authority were required to notify the Secretary of State of their intention to support the proposal (following the committee's decision).

The Secretary of State confirmed, via letter dated 04/03/2026, that the application was not to be called in and that it should be '*determined by the local planning authority'*.

For the avoidance of doubt, this application for Planning Permission was not subject to call in from the Secretary of State. Nevertheless, the issuing of this decision has been delayed pending the response from the Secretary of State on the associated Listed Building Consent application 2025/91645.

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.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Mining Remediation 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 Mining Remediation 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 a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:
Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -
https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

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 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 relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:**

  i) 28 days of the date of service of the enforcement notice, or
  ii) within the specified period, starting on 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: 13-Mar-2026

Signed:

David Shepherd
Executive Director for Place

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

http://www.kirklees.gov.uk/business/planning/planning.asp

If a paper copy of the decided plan is required please email:

dc.admin@kirklees.gov.uk

or telephone 01484 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL