



Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/62/91202/E

To: Daniel Russell,
Kilmartin Plowman & Partners
Lodge House
12, Town Street
Horsforth
Leeds LS18 4RJ

For: STEVE NAGY, UK GREETINGS 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:-

**ERECTION OF THREE STOREY OFFICE EXTENSION, ALTERATION OF
HARD SURFACED AREA TO CAR PARK, WITH ASSOCIATED WORKS
INCLUDING LANDSCAPING.**

At: UNIT 800, BRETTON PARK INDUSTRIAL ESTATE, BRETTON PARK WAY,
SAVILE TOWN, DEWSBURY, WF12 9BS

In accordance with the plan(s) and applications submitted to the Council on 25-Jun-2025, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended) to prevent the accumulation of unimplemented permissions.

2. The development shall be carried out in complete accordance with the plans and specifications 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 a satisfactory standard of development in accordance with Policies LP1, LP2, LP24 and LP26 of the Kirklees Local Plan.

3. Prior to construction commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction
- Parking and management of staff vehicles during construction works
- Parking for construction workers
- Loading and unloading of plant and materials
- Storage of plant and materials and
- Signage

Details of the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included.

The agreed plan shall be adhered to throughout the construction of the development.

Reason: To ensure and safeguard the amenities of the occupiers of nearby development is not unduly compromised, in accordance with part 15 of the National Planning Policy Framework and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.

4. The development shall not be brought into use until all car park areas and the proposed 2m walkway to provide dedicated pedestrian route from new car parking as indicated on drawing 2467 Rev, P2 and 2467 Rev, P1 have been marked out in accordance with these details. Thereafter the car park areas and pedestrian route shall be retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) for the lifetime of the development.

Reason: To ensure that sufficient parking is provided and retained to serve the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan.

5. Prior to the hereby approved development being brought into use, the cycle spaces and store as shown on drawing 2467 Rev. P2 shall be completed and made ready for use. Thereafter the cycle spaces and facilities shall be retained.

Reason: To promote and encourage use of sustainable travel in accordance with Policy LP21 of the Kirklees Local Plan

6. The development shall be carried out in accordance with the submitted Flood Risk Assessment, Ref: 6359-JPG-XX-XX-RP-D-0620-S2, Rev, P01 and surface water drainage system shall be maintained for the lifetime of the development in accordance with the Drainage Maintenance Management Plan, Ref: 6359-JPG-XX-XX-RP-D-0622-S2, Rev P01 prepared by JPG (dated 28/02/2025).

Reason: To ensure satisfactory drainage and to mitigate flood risk in accordance with Policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

7. No works shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities
- b) Identification of "biodiversity protection zones"
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Specific plans/documents to ensure the Pollution Prevention of watercourses and ponds near the site (using good practice guidance such as CIRIA C532), and
- j) Mitigation / precautionary measures for the Sparrow Wood LNR.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: This pre commencement condition is required to ensure the interests of and to protect biodiversity during construction by avoiding direct impacts to protected species and to accord with Kirklees Local Plan Policy LP30 and guidance in the National Planning Policy Framework.

8. Soft and hard landscaping details shown on the approved landscaping drawing Ref: PWP 942 001 01, Rev 01 shall be implemented in the first growing season following completion of the development or before occupation of the hereby approved extension, whichever is sooner unless otherwise agreed in writing within an alternative timescale by the Local Planning Authority. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of local ecological value and visual amenity, and to accord with Policies LP24, LP30, LP32 and LP33 of the Kirklees Local Plan and the National Planning Policy Framework

9. Prior to commencing the superstructure of the hereby approved extension, a scheme outlining the specific facilities for charging electric vehicles, other ultra-low emission vehicles for parking at the premises and details of when these shall be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the minimum requirements in the current West Yorkshire Low Emission Strategy (WYLES) document to provide 10% of parking spaces which may be phased with 5% initial provision and the remainder within 5 years of occupation. The approved facilities must be installed in accordance with the approved details and timescales and retained for use thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

10. The development shall be completed in accordance with the measures set out in the submitted Climate Change Statement, Revision 01, dated 08 April 2025, before the hereby approve extension is brought into use. The measures shall thereafter be retained in accordance with these approved details.

Reason: To address the impacts of climate change and the council's declaration of a Climate Change Emergency and to promote resilience to it and to comply with Policies LP24(d), LP26 and guidance in the National Planning Policy Framework

11. If contamination, or evidence of coal workings is encountered during the development, all works 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 in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

FOOTNOTE: Statutory BNG Condition

In accordance Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) **development may not be begun unless:**

- a) A biodiversity gain plan has been submitted to the local planning authority; and
- b) The local planning authority has approved the plan.

The biodiversity gain plan must include:

- a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) The pre-development biodiversity value of the onsite habitat;
- c) The post-development biodiversity value of the onsite habitat;
- d) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) Any biodiversity credits purchased for the development; and
- f) Any such other matters as the Secretary of State may by regulations specify.

FOOTNOTE

For full advice on existing gas-pipeline infrastructure, in the vicinity of the site and the potential impact of the proposals, please see advice of Northern Gas Networks on link below to ensure the proposal raises no public-safety concerns and complies with national and local policy on major-hazard infrastructure.

[Planning application details | Kirklees Council](#)

FOOTNOTE

Notwithstanding the submitted External Lighting Scheme as shown on drawing Ref: W0321-ORB-XX-XX-DR-E-63-XX-00 P01, this permission does not extend to the bin store shown adjacent to the new extension or any other bin storage area within 6m of the approved extension.

FOOTNOTE

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

FOOTNOTE

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. 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.

FOOTNOTE

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. 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.

FOOTNOTE

For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document "*Guidance on the assessment of dust from demolition and construction*" Version 2.2 2024.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location plan	2000 Rev, P2		25/06/2025
Existing site plan	2001 Rev, P1		01/05/2025
Existing elevations	2005 Rev, P1		01/05/2025
Existing site sections	2009 Rev, P1		01/05/2025
Revised proposed site plan	2002 Rev, P2		08/08/2025
Landscape masterplan & specification	PWP 942 001 01 Rev, 01		14/08/2025

Plan Type	Reference	Version	Date Received
Revised proposed elevations	2006 Rev, P3		13/08//2025
Proposed site sections	2010 Rev, P1		01/05/2025
Constraints plan	2011 Rev, P1		01/05/2025
External materials	2008 Rev, P1		01/05/2025
Roof plan	2007 Rev, P1		01/05/2025
Proposed floor plans	2004 Rev, P1		01/05/2025
External Lighting Scheme	W0321-ORB-XX-XX-DR-E-63-XX-00 P01		01/05/2025
Drainage Layout	6359-JPG-ZZ-ZZ-DR-D-1400-S2-P01		01/05/2025
Bin store details	2013 Rev, P1		01/05/2025
Cycle store details	2012 Rev, P1		01/05/2025
Technical Note: Ground gas risk assessment	6359-JPG-XX-XX-RP-G-0604-S2-P01, dated 18 November 2025		18/11/2025
Air Quality Assessment	J0997/1/F1, dated 09 October 2025		09/10/2025
Geoenvironmental desk study report	6359-JPG-XX-XX-RP-G-0601-S2-P01, dated 11 February 2025		08/08/2025
Geoenvironmental ground investigation	6359-JPG-XX-XX-RP-G-0603-S2-P01, dated April 2025		08/08/2025
Revised Design & access statement			08/08/2025
Planning statement			25/06/2025
Climate Change Statement	Revision No: 01, dated 08 April 2025		01/05/2025
Transport Assessment	25009, dated 23 April 2025		01/05/2025
Travel Plan	25009 Dated 23 April 2025		01/05/2025
Preliminary Ecological Appraisal	9631 Rev, 1		01/05/2025
Biodiversity Net Gain	9631 Rev, 1		01/05/2025
Drainage Maintenance Management Plan	6359-JPG-XX-XX-RP-D-0622-S2-P01, dated 28 February 2025		01/05/2025
Drainage Impact Assessment	6359-JPG-XX-XX-RP-D-0621-S2-P01		01/05/2025
Flood Risk Assessment	6359-JPG-XX-XX-RP-D-0620-S2-P01		01/05/2025

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.

The case officer proactively undertook negotiations with the applicant during the course of the application, to secure further information and drawings relating to a number of matters and securing further amended plans and technical information including confirmation from Northern Gas on the reason for withdrawing their initial objection. The above conditions have also been shared with and agreed to by the applicant.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.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 speedier 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.

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 Tel No: (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.

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: 11-Dec-2025

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2025/62/91202/E.

If a paper copy of the decision notice or decided plans are required, please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

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