

Enquiries to: Jillian Rann

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Northern Design Partnership  
The Chapel  
Mill Moor Road  
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HD9 5JUDate: 03-Oct-2025  
Our Ref: 2025/91221

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015 (as amended), SCHEDULE 2, PART 3, PART MA  
NOTIFICATION OF PROPOSED CHANGE OF USE CLASS MA – COMMERCIAL,  
BUSINESS AND SERVICE USES TO DWELLINGHOUSES  
APPLICATION NUMBER: 2025/91221  
AT: HSBC, 2, Cloth Hall Street, Huddersfield, HD1 2EG**

I refer to your submission of details relative to the proposed change of use as described below which was received by the Local Planning Authority on 14-May-2025.

**Prior approval of proposed change of use of a building from commercial, business and service uses to dwellinghouses.**

The proposal as submitted is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, prior approval is hereby granted.

The development shall begin within a period of three years beginning with the date of this letter.

1. No works shall commence in association with the development hereby approved until a Construction Access Management Plan has been submitted to and approved in writing by the local planning authority.

The Construction Access Management Plan shall include details of the provision to be made for:

- The number and size of vehicles expected during the construction of the development;
- Parking, loading and unloading of contractors' plant and materials;

- The storage of building materials and the parking of the workforce during construction works.

The conversion and construction works shall be carried out in accordance with the details thereby approved.

**Reason:** In the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that 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 approved at an appropriate stage of the development process.

2. None of the flats or studios hereby approved shall be first occupied until details of the proposed cycle storage facilities for the flats and studios, within the basement of the building as shown on Proposed Basement Floor Plan drawing number: 2412-09 Rev B, have been submitted to and approved in writing by the local planning authority. The submitted details shall include details of the proposed cycle storage stands and/or lockers, and any measures proposed for the storage of e-bikes, including appropriate fire safety precautions.

None of the flats or studios hereby approved shall be first occupied until the cycle storage facilities have been provided and made available for use in accordance with the details thereby approved, and a cycle gutter has been fitted to the stairs between the basement and ground floor residential entrance in accordance with Proposed Basement Floor Plan drawing number: 2412-09 Rev B and Proposed Ground Floor Plan drawing number: 2412-10 Rev D. The approved cycle storage facilities shall thereafter be retained as such.

**Reason:** To ensure that future occupants have adequate cycle storage facilities, so as to promote sustainable transport options in order to mitigate the highway and transport impacts of the development, in accordance with Policy LP20 and LP21 of the Kirklees Local Plan.

3. No part of the development hereby approved shall be first occupied or brought into use until a Servicing and Waste Collection Management Plan has been submitted to and approved in writing by the local planning authority. The Servicing and Waste Collection Management Plan shall include details of how servicing and deliveries to the premises will be made, how waste collection will be managed including the responsibilities for opening the waste access doors and movement of bins on collection day and the return of bins to the bin stores to avoid obstruction of the highway and/or footway.

The development shall thereafter be operated in accordance with the Servicing and Waste Collection Management Plan thereby approved.

**Reason:** To ensure that, having regard to its location and the restricted servicing facilities available, servicing and deliveries are satisfactorily managed and that arrangements are in place to ensure that bins are moved in and out of the building on collection days and prevent obstruction to the surrounding highway and/or footways, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

4. No works shall commence to the internal layout of the building in association with the development hereby approved until a report specifying the measures to be taken to protect the flats and studios from noise from all significant noise sources that are likely to affect the development, including commercial premises, has been submitted to and approved in writing by the local planning authority.

The report shall:

- a) Determine the existing noise climate;
- b) Predict the noise climate in living rooms (daytime), bedrooms (night-time) and other habitable rooms of the development; and
- c) Detail the proposed attenuation/design measures necessary to protect the amenity of the occupants of the approved flats and studios.

The development shall not be first occupied or brought into use until all works specified in the report thereby approved have been carried out in full, and such works shall be retained as such thereafter.

**Reason:** To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise-generating commercial premises, in accordance with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures necessary to protect the amenities of future occupants are identified at an appropriate stage to allow those measures to be incorporated as part of the development.

**NOTE:** The developer is advised that separate approval will also be required for the proposed development under other relevant legislation, including the Building Regulations. The developer's attention is specifically drawn to the matters raised in the 'Supplementary Information' section of the comments received from the Health and Safety Executive, dated 11/08/2025 (HSE ref: 25-0488).

Plans and specifications schedule: -

| Plan Type                    | Plan Reference                | Version | Date Received |
|------------------------------|-------------------------------|---------|---------------|
| Location Plan                | Date Produced:<br>01-May-2025 |         | 02/05/2025    |
| Proposed Basement Floor Plan | 2412-09                       | B       | 16/07/2025    |
| Proposed Ground Floor Plan   | 2412-10                       | D       | 08/09/2025    |
| Proposed First Floor Plan    | 2412-11                       | A       | 13/06/2025    |
| Proposed Second Floor Plan   | 2412-12                       | A       | 13/06/2025    |
| Proposed Third Floor Plan    | 2412-13                       | A       | 13/06/2025    |
| Proposed Fourth Floor Plan   | 2412-14                       | A       | 13/06/2025    |
| Proposed Fifth Floor Plan    | 2412-15                       | A       | 13/06/2025    |
| Proposed Sixth Floor Plan    | 2412-16                       | A       | 13/06/2025    |
| Elevations                   | BLD/404/EL                    |         | 14/05/2025    |
| Existing Basement Floor Plan | 2412-01                       |         | 02/05/2025    |

|                                        |                  |  |            |
|----------------------------------------|------------------|--|------------|
| Existing Ground Floor Plan             | 2412-02          |  | 02/05/2025 |
| Existing First Floor Plan              | 2412-03          |  | 02/05/2025 |
| Existing Second Floor Plan             | 2412-04          |  | 02/05/2025 |
| Existing Third Floor Plan              | 2412-05          |  | 02/05/2025 |
| Existing Fourth Floor Plan             | 2412-06          |  | 02/05/2025 |
| Existing Fifth Floor Plan              | 2412-07          |  | 02/05/2025 |
| Existing Sixth (Plant Room) Floor Plan | 2412-08          |  | 02/05/2025 |
| Fire Statement Form                    | Date: 16/06/2025 |  | 16/07/2025 |
| Waste Management Notes                 |                  |  | 10/07/2025 |

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.

In this case, the case officer allowed the applicant the opportunity to submit revised plans to address matters raised, including with regard to refuse storage, natural light within some of the proposed apartments, and maintaining level access to the retained ground floor commercial unit. Those matters were resolved.

### **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 \(www.gov.uk\)](http://www.gov.uk/what-is-a-permit-and-how-to-get-one)

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](http://www.gov.uk/mining-remediation-authority)

### 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.

### Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin  
Head of Planning and Development