



Kirklees Council
Planning and Development Service
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Andrew Carter,
Spacium Ltd
Cutter Mill, 7, Tileyard North
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Date: 22-Jul-2025
Our Ref: 2025/91485

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, CLASS G
NOTIFICATION OF PROPOSED CHANGE OF USE CLASS G – COMMERCIAL,
BUSINESS AND SERVICE USES OR BETTING OFFICE OR PAY DAY LOAN SHOP TO
MIXED USE OF COMMERCIAL, BUSINESS AND SERVICES USES AND AS UP TO 2
FLATS
APPLICATION NUMBER: 2025/91485
AT: 6-14 Aldos, Central Parade, Dewsbury Road, Cleckheaton, BD19 3RU**

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 29-May-2025.

Prior approval of proposed change of use of a building from commercial, business and service uses or betting office or pay day loan shop to mixed use of commercial, business and services uses and as up to 2 flats

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 subject to the conditions as stated in paragraph G.1 of Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015(as amended) and conditions stated below

1. Prior to the hereby approved development being brought into use a report specifying the measures to be taken to protect the development from external noise from road traffic and entertainment premises shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall include, but not be limited to: -

- a) Determine the existing noise climate
- b) Predict the noise climate in bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including alternative ventilation to open windows if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: In the interests of amenity of the occupiers of these properties and to accord with the requirements of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

2. Before the development is brought into use written evidence to demonstrate that the airborne sound insulation performance of the party floors/walls/ceiling of the development is of a minimum of $55\text{dB } D_{nT\text{w}} + C_{tr}$ shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted to and approved in writing by the Local Planning Authority. All works comprised within those further measures shall be completed and further written evidence to demonstrate that the aforementioned sound insulation performance level has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NOTE: Development consisting of a change of use pursuant to Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) does not permitted any external alterations which would materially affect the external appearance of the building. Any such alterations will require planning permission.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Location Plan			29/05/2025
Proposed Plans		A	25/06/2025

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 2024 and otherwise actively engaged with the applicant in dealing with the application.

As set out in the report, at the request of the case officer, a proposed block plan showing on-site parking spaces, and bin storage and collection point was submitted.

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 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.

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 so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development