



Application Number	
Date Logged	
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Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL  
E-mail: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk) Tel: 01484 414746

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

MR

First name

Jonathan

Surname

Gilroy

Company Name

Foxhall Environmental Services Ltd

### Address

Address line 1

Foxhall Environmental Services Ltd Owler Lane

Address line 2

Birstall

Address line 3

Town/City

Batley

County

Kirklees

Country

United Kingdom

Postcode

WF17 9BW

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

### Name/Company

Title

Mr

First name

Mark

Surname

Leivers

Company Name

Leivers Consultancy Ltd

### Address

Address line 1

22 middle st

Address line 2

Address line 3

Town/City

Nottingham

County

Country

United Kingdom

Postcode

NG13 0HB

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

0.62

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Planning Application for Redevelopment of Site to include Light Industrial Units, Prefabricated Offices and Waste Transfer Station Shed and Open Storage

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Existing waste transfer station together with redundant agricultural buildings, open storage area and industrial unit

Is the site currently vacant?

Yes

No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Asbestos bonded sheeting and wood for the agricultural barn brick for industrial unit breeze blockwork agricultural building

**Proposed materials and finishes:**

Brick dado wall using brick colour to be approved Sheeting - plastic coated steel sheeting above dado level. Colour and specification to be approved

**Type:**

Roof

**Existing materials and finishes:**

bonded asbestos sheeting

**Proposed materials and finishes:**

Plastic-coated steel sheeting. Colour and specification to be approved.

**Type:**

Windows

**Existing materials and finishes:**

single glazed, wooden framed

**Proposed materials and finishes:**

double glazed - uPVC white unpainted

**Type:**

Doors

**Existing materials and finishes:**

Wooden - painted

**Proposed materials and finishes:**

uPVC white or other colour to be decided.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

compacted ground

**Proposed materials and finishes:**

part concrete - to extend impervious sealed surface within the waste transfer station area pervious block paving for parking gravel for open storage yard

**Type:**

Lighting

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

As per lighting strategy within Supporting Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan	FOX/BIR/IND/PL/01
Existing Site Layout Plan	FOX/BIR/IND/PL/02
Proposed Site Layout Plan	FOX/BIR/IND/PL/03
Existing Elevations	
Barn	FOX/BIR/IND/PL/04
Small Shed	FOX/BIR/IND/PL/05
Large Shed	FOX/BIR/IND/PL/06
Proposed Elevations	
Offices	FOX/BIR/IND/PL/07
Industrial Units	FOX/BIR/IND/PL/08
Waste Transfer Station	FOX/BIR/IND/PL/09
Demolition Plan	FOX/BIR/IND/PL/10
Swept Path Analysis	FOX/BIR/IND/PL/11
Design and Access Statement Oct 2024	
Sustainable Drainage Assessment	
Supporting Statement	
Coal Risk Assessment	
Transport Statement	

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

**Vehicle Type:**

Cars

**Existing number of spaces:**

5

**Total proposed (including spaces retained):**

23

**Difference in spaces:**

18

**Vehicle Type:**

Light goods vehicles / Public carrier vehicles

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

9

**Difference in spaces:**

9

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
- No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**

Development subject to the de minimis exemption (development below the threshold)

**What best describes the size of your site?:**

Over 25 square metres

**Please justify the reason why biodiversity net gain does not apply:**

There is no existing habitat on site. Further detail is provided within the Supporting Statement

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Existing Site Layout FOX/BIR/IND/PL/02

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

**Use Class:**

Other (Please specify)

**Other (Please specify):**

sui generis - waste use

**Existing gross internal floorspace (square metres) (a):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**

0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**

426

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

426

**Use Class:**

E(g)(i) - Offices - Except where not suitable in a residential area

**Existing gross internal floorspace (square metres) (a):**

67

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**

67

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**

140

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

73

**Use Class:**

B2 - General industrial

**Existing gross internal floorspace (square metres) (a):**

430

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**

430

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**

456

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

26

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	497	497	1022	525

**Tradable floor area**

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

**Loss or gain of rooms**

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

5

Part-time

0

Total full-time equivalent

5.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

B2 - General industrial

**Unknown:**

Yes

**Use Class:**

Other (Please specify)

**Other (Please specify):**

sui generis

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

06:00

**End Time:**

18:00

**Saturday:**

**Start Time:**

06:00

**End Time:**

13:00

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Part of the site will continue to operate as a waste management facility, with the only change being the ability to store/process waste within a building. The development comprises 3 light industrial units which will be let to local businesses. The specific nature of the activities is unknown at this stage.

Is the proposal for a waste management development?

Yes

No

Please provide the total capacity and maximum annual operational through-put of each waste management type:

**Waste management type:**

Transfer stations

**The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste):**

0

**Unit:**

Cubic metres

**Maximum annual operational through-put in tonnes (or litres if liquid waste):**

75000

**Unit:**

Tonnes

Please provide the maximum annual operational through-put of each waste stream:

**Waste stream type:**

Commercial and Industrial

**Maximum annual operational through-put:**

75000

**Unit:**

Tonnes

**Waste stream type:**

Construction, demolition and excavation

**Maximum annual operational through-put:**

25000

**Unit:**

Tonnes

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.**

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

2024/20369

Date (must be pre-application submission)

17/07/2024

Details of the pre-application advice received

Written correspondence

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

# Ownership Certificates and Agricultural Land Declaration

## Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Mark

Surname

Leivers

Declaration Date

26/06/2025

Declaration made

### Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

mark leivers

Date

30/06/2025