



Our Ref: JWID4768/L001

8th July 2025

By email only

Dear Sir / Madam

PLANNING PORTAL REF: PP-14043686

FULL PLANNING APPLICATION FOR THE ERECTION OF A TEMPORARY VETERINARY SURGERY STRUCTURE AND ASSOCIATED WORKS.

LAND AT WOODHEAD ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD9 6PW, DN4 8DP.

We act on behalf of Donaldsons Vets Limited to support a full planning application for the erection of a temporary veterinary surgery unit and associated works at the land at Woodhead Road, Huddersfield, West Yorkshire, HD9 6PW.

The application site is located on Woodhead Road, south of Honley, Huddersfield. The site is approximately 0.5ha in size and comprises previously developed land. The site currently has no existing structures but was formerly a plant hire business that relocated in approximately 2019, and it has since been cleared.

The site is bordered by Woodhead Road on its western boundary and the River Holme, on the eastern boundary. The only access point is via Woodhead Road (A6024).

There is a commercial use adjoining the northern end of the site and a row of terraced houses beyond this. Further south of the site is a detached residential dwelling adjoining the site. There are also a number of detached residential dwellings to the west of the site (separated by Woodhead Road), which are set at a higher level but screened from the main road by a belt of trees.

In terms of the Local Planning Policy allocations, the application site forms part of the Priority Employment Area allocation (PEA80 on the Kirklees Local Plan Policies Map). To the south of the site and beyond the southern end of the wider site is an area designated as part of the Wildlife Habitat Network.

In relation to the planning history of the site, the wider site area currently has an ongoing planning application for the erection of a permanent veterinary surgery (Use Class E) and associated works including the formation of car parking and landscaping (Ref.2024/62/90548/W). This application was validated on the 16th of October 2024 and is still undergoing considerations with the Council.

The proposals and rationale within this development aim to provide a temporary veterinary surgery facility in the south western part of the wider site in order for the applicant to provide an element of veterinary related services whilst the above planning application is being considered by the council and then the subsequent construction of the main facility as per the Ref.2024/62/90548/W proposals.

Against this background, the following information is submitted in support of the application.

- Application Forms;
- Statutory Planning Application Fee; and
- Architectural Plans
 - Existing Site Plan - C1098 1001 Rev 3;
 - Proposed Site Plan - C1 098 1100 Rev 9;
 - Proposed Site Plan - 1098 1101 Rev 9;
 - Proposed Floor Plan - 1098 1110 Rev 4;
 - Proposed Roof Plan – 1098 1111 Rev 1;
 - Proposed Elevations - 1098 1201 Rev 4;
 - 2504301 - Temp Access Layout & Vis Splays;
 - 2504302 - Temp Access Refuse SPA; and
 - 2504303 - Temp Access Car SPA

Technical Reports

- Planning Statement;
- Design & Access Statement;
- Drainage Strategy;
- Highways Technical Note;
- Preliminary Ecological Assessment and Biodiversity Net Gain Report;
- Arboricultural Impact Assessment; and
- Arboricultural Method Statement.

We trust you have all you need to validate the application and send out to consultation. Should you require anything further, please do not hesitate to contact the undersigned.

Yours faithfully

**Matthew Kettleborough BSc (Hons) MA MRTPI
Planner**

Enc. As described above