



Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/62/91905/W

To: Matthew Kettleborough,
ID Planning
32, Eyre Street
Sheffield
S1 4QZ

For: DONALDSONS VETS 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 TEMPORARY VETERINARY SURGERY AND ASSOCIATED WORKS

At: LAND AT, WOODHEAD ROAD, HONLEY, HOLMFIRTH, HD9 6PU

In accordance with the plan(s) and applications submitted to the Council on 21-Jul-2025, subject to the condition(s) specified hereunder:-

1. The development is hereby approved for a temporary period of 5 years from the date of this permission until 23rd April 2031 and on the expiration of this period the building shall be permanently removed from the site and the land restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason: for the avoidance of doubt as to what is being permitted and as the application relates to a temporary building that would not be acceptable on a permanent basis in the interests of visual amenity and to allow further consideration of drainage arrangements of the site if required. This is to accord policies LP24, LP27 & LP28 of the Kirklees Local Plan and policies within Chapters 12 & 14 of the National Planning Policy Framework.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP7, LP20, LP21, LP22, LP24, LP28, LP30, LP33, LP51, LP52 and LP53 of the Kirklees Local Plan, and Chapters 5, 8, 9, 11, 12, 14, and 15 of the National Planning Policy Framework.

3. Except in cases of emergency the use hereby permitted shall not be open to customers outside the hours of 06:00 to 22:00 Monday to Sundays (Including Bank Holidays) and there shall be no deliveries to, or dispatches from the premises outside these hours. No deliveries shall take place on Sundays or Bank Holidays.

Reason: To ensure that the proposed development does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework

4. The cladding used in the construction of the development hereby approved shall be carried out in accordance with the details as submitted by the agent, received 16/03/2026. These materials shall be thereafter retained.

Reason: In the interests of visual amenity in accordance with policies LP1, LP2 & LP24 of the Kirklees Local Plan, and policies within Chapter 12 of the National Planning Policy Framework.

5. The development shall not be brought into use until the areas to be used by vehicles and pedestrians has been surfaced, sealed and drained in accordance with details shown on submitted site plan ref: C1098 1101 Rev 9, received 09/07/2025.

Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan and policies within Chapter 9 of the National Planning Policy Framework.

6. The development shall not be brought into use until details of cycle storage facilities have been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be provided before the development is brought into use and shall be so retained thereafter.

Reason: To comply with the Council's sustainability objectives and to meet the requirements set out in Kirklees Local Plan Policy LP22 part g and the National Planning Policy Framework.

7. Development shall not commence until a Landscape and Ecological Management Plan (LEMP) and Construction Environmental Management Plan (CEMP), including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the LPA. The LEMP and CEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The LEMP shall include, but not be limited to, details of the following elements:

- Habitat to be retained and created, including trees to be retained, trees to be planted and mixed scrub to be planted;
- Any additional native grass and wildflower planting to be incorporated into the Scheme;
- Maintenance regimes;
- Treatment of site boundaries and/or buffers around water bodies;
- Management responsibilities
- Lighting scheme designed in accordance with the ILP Guidance GN01 and GN09 (2023).

The CEMP shall include, but not be limited to, the following elements:

- The establishment of protection zones to protect retained habitat and the Watercourse;
- Measures to mitigate the impacts on nesting birds, roosting bats and hedgehogs during treeworks and vegetation clearance
- A sensitive lighting scheme during the construction phase to mitigate impacts on foraging and commuting bats.
- Measures to mitigate pollution risks to the adjacent watercourse
- Responsibilities for managing environmental risks, including the appointment and duties of an Ecological Clerk of Works (ECoW)

The development shall be undertaken in accordance with the scheme as approved by this condition which shall be retained thereafter.

Reasons: To ensure the protection of wildlife and supporting habitat. This pre-commencement condition is necessary to ensure appropriate measures are in place and to ensure suitable mitigation to accord with policy LP30 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

8. The tree protection measured detailed within the submitted Arboricultural Method Statement, ref: 18440 F, received 09/07/2025, shall be adhered to throughout the construction of the development.

Reason: So as to protect to viability of the protected mature trees within close proximity to the application site to accord with Policy LP33 of the Kirklees Local Plan.

9. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission 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.

NOTE: It is a requirement of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 that a Biodiversity Net Gain Plan is submitted to, and approved in writing by the Local Planning Authority.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway and any works within the adopted highway fronting the property will need to be constructed under the correct legal agreement of the 1980 Highways Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

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

NOTE: The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	C1098	0	21/07/2025
Proposed Site Plan	C1098 1100	9	09/07/2025
Proposed Site Plan	C1098 1101	9	09/07/2025
Proposed Floor Plans	C1098 1110	4	09/07/2025
Proposed Roof Plan	C1098 1111	1	09/07/2025
Proposed Elevations	C1098 1201	4	09/07/2025
Proposed Elevations	C1098 1202	1	09/07/2025
Temporary Development Access Layout and Visibility Splays	2504301-P03		09/07/2025
Temporary Development Refuse Swept Path Analysis	2504302-P03		09/07/2025
Temporary Development Car Swept Path Analysis	2504303-P03		09/07/2025
Temporary Levels Arrangement	6369-JPG-ZZ-ZZ-DR-C-1205-S2-P05		09/07/2025
Temporary Surface Water Drainage Strategy	6369-JPG-ZZ-ZZ-DR-D-1405-S2-P05		09/07/2025
Temporary Foul Water Drainage Strategy	6369-JPG-ZZ-ZZ-DR-D-1406-S2-P05		09/07/2025
Design & Access Statement	C1098 490	5	09/07/2025
Planning Statement			09/07/2025
Climate Change Statement			09/07/2025
Temporary Scheme Drainage Impact Assessment	6369-JPG-XX-XX-RP-D-0622-S2-P03		09/07/2025
Ecological Impact Assessment	18440j V5		09/07/2025
Highways Note	24090		09/07/2025
Arboricultural Implications	18440 E		09/07/2025

Plan Type	Reference	Version	Date Received
Assessment			
Arboricultural Method Statement	18440 F		09/07/2025
Sample cladding email			16/03/2026

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 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. Additional information has been requested in relation to flood risk, hours of operation and sample materials.

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.

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](http://www.mra.gov.uk)

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: 23-Apr-2026

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 2025/62/91905/W.

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
