



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

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2025/70/92294/E**

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**To:** Immy Platt,  
Berrys  
Shiretown House  
41-43, Broad Street  
Hereford  
HR4 9AR

**For:** Mid Yorkshire Hospitals NHS Trust

**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:-**

VARIATION OF CONDITION 2 (PLANS AND SPECIFICATIONS) ON PREVIOUS PERMISSION 2023/91345 FOR ERECTION OF SINGLE STOREY BUILDING WITH ROOF TOP PLANT AREA TO PROVIDE OUTPATIENT THEATRES, TREATMENT ROOMS AND CONSULTANT ROOMS WITH LINK TO BOOTHROYD BUILDING, INCLUDING DEMOLITION AND REMODELLING OF EXISTING RAMP AND ASSOCIATED LANDSCAPING AND DRAINAGE

**At:** DEWSBURY AND DISTRICT HOSPITAL, HALIFAX ROAD, DEWSBURY,  
WF13 4HS

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**In accordance with the plan(s) and applications submitted to the Council on 19-Aug-2025 together with those plans and application(s) submitted to the Council on 16-May-2023 and incorporated into planning permission 2023/91345 granted on 19-Apr-2024 and subject to the condition(s) specified hereunder:-**

1. 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 Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

2. The landscaping scheme approved pursuant to condition 4 under application ref: 2025/91448, within the letter dated 30/07/2025, shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and to accord with Policies LP24 and LP32 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The additional/compensatory car parking spaces and pedestrian footpath to be provided (unreferenced plan by the NHS Trust) shall be completed in accordance with the details shown on the approved plans and retained thereafter.

**Reason:** To maximise the efficiency of parking for staff and visitors to the site, in the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan.

4. The turning facilities as shown on drawing Proposed Landscaping - Vehicle tracking (reference 180598-DGL-01-XX-DR-A-1409) shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction for the lifetime of the development.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout, accordance with Policies LP21 and LP22 of the Kirklees Local Plan.

5. The drainage strategy as detailed in the hereby approved documents 10060-D4S-XX-XX-DR-C-1000 (Sheet 1) P5 (dated 21/09/2023), 10060-D4S-XX-XX-DR-C-1010 (Sheet 2) P5 (dated 21/09/2023) and 10060 D4S-XX-XX-DR-C-1020 (Sheet 3) P2 (dated 21/09/2023) shall be retained in accordance with approved scheme.

**Reason:** ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental wellbeing, in accordance with Policy LP28 of the Kirklees Local Plan as well as Chapter 14 of the National Planning Policy Framework.

6. The management and maintenance of the drainage strategy approved pursuant to condition 12 under application ref: 2025/91583, within the letter dated 12/03/2025, shall be operated in accordance with the approved management and maintenance scheme.

**Reason:** To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan as well as Chapter 14 of the National Planning Policy Framework.

7. The bat box and bird box approved pursuant to condition 15 under application ref: 2025/90013, within the letter dated on 12/03/2025, shall be retained.

**Reason:** To provide an enhancement to biodiversity in line with policy LP 30 of the Kirklees Local Plan and the requirements of Chapter 15 of the National Planning Policy Framework.

8. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment is at least 5dB below the background sound level at any time. 'Rating level' and 'background sound level' are as defined in BS 4142:2014+A1:2019.

**Reason:** To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

**Note:** The above conditions have been re-numbered, compared to the decision notice for the original consent 2023/91345, as several of the original conditions imposed on 2023/91345 were no longer required as part of this application and decision notice.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Proposed Landscaping - Vehicle tracking	180598-DGL-01-XX-DR-A-1409	-	02/01/2026
General Arrangements (Ground floor and roof plan)	180598-DGL-01-ZZ-DR-A-2000	CR2	14/08/2025
Proposed Buildings Sections	180598-DGL-01-XX-DR-A-2300	CR2	14/08/2025
Elevations with notes	180598-DGL-01-XX-DR-A-2100	CR2	14/08/2025
Elevations	180598-DGL-01-XX-DR-A-2100	CR2	14/08/2025
Proposed landscaping	180598-DGL-01-XX-DR-A-1402	CR2	14/08/2025
Proposed site plan	180598-DGL-01-00-DR-A-1160	CR2	14/08/2025
Remediation Verification report (February 2026)	9202-011-R-01	0	25/02/2026
Verification Certificate	By GeoShield	-	20/02/2026
Confirmation of Elements Referenced in Sections 1.6, 2.3 and 2.4 of Key GeoSolutions Report	By Darwin Group	-	20/02/2026
Groundworks Discovery & Remediation Strategy (September 2025)	9202-007-R-03	3	20/02/2026
Covering letter	By Berrys	-	02/09/2025
Planning Submission Document	By Darwin Group	-	14/08/2025
BREEAM HEA5 & POL5	22418-1-R1	1	14/08/2025

<b>Received via Discharge of Condition 2025/91583</b>			
Various drawings and documents submitted pursuant to conditions 12, 13, 14 and 18 of 2023/91345 and approved on 10/04/2026	See decision notice letter – dated 10/04/2026	-	Various
<b>Received via Discharge of Condition 2025/91448</b>			
Various drawings and documents submitted pursuant to condition 4 of 2023/91345 and approved on 30/07/2025	See decision notice letter – dated 30/07/2025	-	Various
<b>Received via Discharge of Condition 2025/90013</b>			
Various drawings and documents submitted pursuant to conditions 5 and 15 of 2023/91345 and approved on 12/03/2025	See decision notice letter – dated 12/03/2025	-	Various
<b>Received via Discharge of Condition 2024/93133</b>			
Various drawings and documents submitted pursuant to conditions 3, 10, and 16 of 2023/91345 and approved on 09/04/2026	See decision notice letter – dated 09/04/2026	-	Various
<b>Received via original application 2023/91345</b>			
Combustible materials (coal)	9202-001-L-001	-	04/04/2024
Additional/compensatory car parking plan	Unreferenced by the NHS Trust	-	27/03/2024
Site location plan	180598 DGL 01 XX DR A 1100	P3	26/03/2024
Car parking surveys	Various documents	-	11/12/2023
Proposed drainage diversion works	10060-D4S-XX-ZZ-DR-C-2200	P1	25/09/2023
Proposed drainage diversion works (sheet 2)	10060-D4S-XX-ZZ-DR-C-2010	P1	25/09/2023
Typical external details (sheet 1)	10060-D4S-XX-XX-DR-C-5000	P1	25/09/2023
Proposed drainage diversion works	10060-D4S-XX-ZZ-DR-C-2000	P2	25/09/2023
Typical drainage details	10060-D4S-XX-XX-DR-C-4000	P1	25/09/2023
Typical drainage details (sheet 3)	10060-D4S-XX-XX-DR-C-4002	P1	25/09/2023
Typical drainage details (sheet 2)	10060-D4S-XX-XX-DR-C-4001	P1	25/09/2023
Proposed drainage layout (sheet 3)	10060-D4S-XX-XX-DR-C-1020	P2	25/09/2023
Proposed manhole schedule	10060-D4S-XX-XX-DR-C-1200	P5	25/09/2023
Proposed drainage layout (sheet 2)	10060-D4S-XX-XX-DR-C-1010	P5	25/09/2023

Surface water long sections	10060-D4S-XX-XX-DR-C-1500	P2	25/09/2023
Proposed drainage layout (sheet 1)	10060-D4S-XX-XX-DR-C-1000	P5	25/09/2023
Exceedance flow plan	10060-D4S-XX-XX-DR-C-3000	P1	14/09/2023
Proposed drainage diversion	10060-D4S-XX-ZZ-SK-C-1000	P1	14/09/2023
Glazing specification	180598 DGL 01 XX DR A 600	P2	04/08/2023
Site logistics plan	180598 DGL 01 00 DR A 1170	P2	09/05/2023
Fire strategy plan	180598 DGL 01 ZZ DR A 3000	P2	09/05/2023
Demolition plan	180598 DGL 01 XX DR A 1176	-	09/05/2023
Existing topographical survey GRP overlay	180598 DGL 01 XX DR A 1156	-	09/05/2023
Existing topographical survey	180598 DGL 01 XX DR A 1155	-	09/05/2023
Existing site plan	180598 DGL 01 00 DR A 1150	P1	09/05/2023
Combined phase 1 and phase 2 ground investigation	9202-001-R-01-2	2	26/10/2023
Service penetration detail	GEO104074.07b	-	26/10/2023
Pipe penetration detail	GEO104074.07a	-	26/10/2023
External corner detail	GEO104074.06b	-	26/10/2023
Internal corner detail	GEO104074.06a	-	26/10/2023
Concrete column detail	GEO104074.05	-	26/10/2023
Perimeter detail part 4	GEO104074.03d	-	26/10/2023
Perimeter detail part 3	GEO104074.03c		26/10/2023
Perimeter detail part 2	GEO104074.03b	-	26/10/2023
Perimeter detail part 1	GEO104074.03a	-	26/10/2023
Plinth spanning pipe detail	GEO104074.02b	-	26/10/2023
Typical plinth detail	GEO104074.02a	-	26/10/2023
Typical perimeter detail between plinths	GEO104074.01b	-	26/10/2023
Typical perimeter detail at plinths	GEO104074.01a	-	26/10/2023
Contamination strategy index	306706643_1_1	-	26/10/2023
Historic maps (contamination)	306706643_1_1	-	26/10/2023
Soil geochemistry	306706643_1_1	-	26/10/2023
Site checks (contamination)	306706643_1_1	-	26/10/2023
Site checks (contamination)	306706643_1_1		26/10/2023
Historical mapping (contamination)	306706643_1_1	-	26/10/2023
Datasheet (contamination)	306706643_1_1	-	26/10/2023
Bedrock information (contamination)	306706643_1_1	-	26/10/2023
Geology information (contamination)	306706643_1_1	-	26/10/2023

Gas monitoring summary report	9202-002-R-01-0	-	05/10/2023
Response to comments raised by KC Environmental Health	9202-003-R-01-0	-	05/10/2023
Coal Authority permit	-	-	05/10/2023
Travel plan	304130	1	14/09/2023
Transport statement	304130	1	14/09/2023
Site logistics plan 1	180598 DGL 01 00 DR A 1171	P3	04/07/2023
Development and planning letter	By Darwin Group	-	04/07/2023
Ecological Impact Assessment	CE-DH-2254-RP01-FINAL	-	16/05/2023
Design and Access statement	Dated April 2023	-	16/05/2023
Supporting statement	SA47052	-	16/05/2023
Drainage statement	10060-D4S-XX-XX-C-RP-0001	P01	16/05/2023
Flood risk assessment	9202-001-R-02-0	0	16/05/2023
Rapid Health Impact Assessment	-	-	16/05/2023
Climate change statement	-	-	16/05/2023
Environmental noise assessment	22418-1	-	16/05/2023
Archaeological desk based assessment	23/4666C	-	16/05/2023
Tree constraints survey Arboricultural Impact Assessment	CE-DH2247-RP01-Final	-	16/05/2023
Air quality impact assessment	6468r1	-	16/05/2023
Construction Environmental Management Plan	180598-DGL-MS-W-CLMP	P01	16/05/2023

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 instance, officers have entered into discussions with the agent, regarding the need for the additional turning circle and have requested swept paths to demonstrate that at least a transport vehicle can manoeuvre around it. This was received on the 02/01/2026.

**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 Telephone: (01484) 221550 for more information.**

**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 refuse permission for the proposed development or 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 or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
  - i) 28 days from the date of this notice where the enforcement notice has been served,
  - ii) 28 days of the date of service of the enforcement notice or,
  - iii) the specified period starting from 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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Dated: 27-May-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](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/70/92294/E.

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

**E-mail:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

**Write to:** Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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