KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2025/62/92938/E**
Site Address:	Unit 600, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS
Description:	Change of use and alterations to convert existing office and part of warehouse, Class B to form a sports and leisure facility Class E(d)
Recommending Officer:	Edward Cheseldine

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 27th January 2026

Officer Report

2025/92938 - Unit 600, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS

Site Description

The application relates to an industrial site 0.45ha in size. It contains a warehouse formed of metal sheeting panels. The site is surfaced in hard standing, with car parking bays marked out around the north and east side of the building. There is a curtain of shrubbery around the site. Boundaries are formed with paladin fencing. An access leads from Bretton Park Lane to the rear of the building.

The wider area comprises of industrial/commercial buildings leading from Bretton Park Way. The site is located in an Employment Priority Area (PEA33). Additionally, the site is located in a bat alert layer and adjacent to part of the Strategic Green Infrastructure Network.

Proposal Description

The applicant is seeking permission for a change of use from a warehouse to form a sports and leisure facility Class E(d).

The application relates to part of the warehouse unit, the remaining section will retain its warehouse use. A partition wall will form an internal separation to the two businesses.

The proposed facility will accommodate the following activities/amenities:

- Five double courts
- One single court
- Changing rooms with showers and WCs, including disabled facilities
- Studio for exercise classes
- Personal fitness training areas
- Café and viewing areas
- Sport therapy room and fitness consultation space
- Sports games zone

42 of the existing parking spaces will be used for patrons of the padel facility. 4 electric vehicle charging points will be provided. Two cycle stores will be erected. 10 parking spaces will remain in use for the warehouse.

Opening hours will be between 07:00-23:00 Monday to Sunday.

In terms of external alterations, a glass façade will be installed on the west facing elevation to form an entrance. Existing openings will be blocked up.

Amendments/Negotiations

Officers requested amended site plan 25-056-10A, received 21 October to indicate parking split between the padel facility and warehouse, ev charging points and cycle storage and bin storage / collection area – Received and accepted.

A sequential test, authored by Planning Management was requested to comply with Policy LP13 part b of the Kirklees Local Plan – Received and accepted.

A transport statement (25-056) was requested by KC Highways to indicate the expected trip generation, and explain the parking split – Received and accepted.

Public Representation

The application was advertised by way of a site notice, which expired on 15 December 2025. As a result of the publicity, no representations were received.

Consultation Responses

KC Inward Investment – Response received 03 December 2025. Commented on the under supply of employment floorspace in the District, number of requests for suitable sites and employment land supply. Additionally, information has been provided on the number of potential businesses whose needs potentially align with the application site stored on the Council's database.

KC Inward Investment have considered the marketing of the building stating it has been on platforms since 2022, the retention of part of the warehouse and the proposed uses contribution to business.

Finally, they consider the land under the scope of its allocation as Priority Employment Area, stating the proposed use is compatible with the wider area and will work towards improving the attractiveness of the business estate whilst providing employment.

They stated, they would encourage the existing use is retained but do not formally object to the proposed change of use.

KC Highways – Verbal comments were provided on 21/11/25 & 31/12/25. No objection to development.

Reviewed the submitted transport statement and site plan. They raised no concern in relation to the provided TRICs data or number of car parking spaces available to patrons of the site or employees of the warehouse.

The accepted the relationship of HGVs using the access due to the turning ability in the rear service yard area. Agreed with the number of EV chargers and provisions for cyclists.

KC Policy – Verbal comments provided 12/12/26. No objection to the findings within the sequential test.

Found the findings in relation to the impact on existing centres, out of town centre location catchment area to be appropriate.

Reviewed the search location of suitable sites provided by the applicant. Confirmed there are no additional premises of a suitable size location in principle or town centres. Agreed with the justification for the out of town location detailed within paragraph 10.2 of the Design and Access Statement.

KC Strategic Waste – Comments received on 19 November 2025. Requested a condition for a waste strategy as details of access for waste collection has not been provided. Request a condition for details of management and maintenance of refuse storage by a private management company.

KC Environment Health – No comment.

Policy & Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is within a Priority Employment Area and adjacent to part of the Strategic Green Infrastructure Network in the Kirklees Local Plan.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 7 – Efficient and effective use of land and buildings
- LP 8 – Safeguarding employment land and premises
- LP 13 – Town centre uses
- LP 20 – Sustainable Travel
- LP 21 – Highway safety
- LP 22 – Parking
- LP 24 – Design
- LP 26 – Renewable and low carbon energy
- LP 30 – Biodiversity & Geodiversity
- LP 43 – Waste management hierarchy
- LP 47 –Healthy, active and safe lifestyles
- LP 50 – Sport and physical activity
- LP 52 – Protection and improvement of environmental quality

National Policies and Guidance:

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 8 – Promoting healthy and safe communities
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Other materials considerations:

- Kirklees Highways Design Guide Supplementary Planning Document (2019)
- Kirklees Built Leisure and Sports Facilities Strategic Framework 2015-2020
- Waste Management Design Guide for New Developments (Version 5, October 2020).
- Gov Uk Biodiversity Net Gain Technical Guidance (2023).

Assessment

Principle of Development:

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be assessed.

“All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...”

In this instance, the location of the site is within a Priority Employment Area and the change of use includes a town centre use which will be explored in the sections below.

Town Centre Use

The proposed use is a sports & leisure facility with ancillary café.

Policy LP13 states that town centre uses should predominantly provide shopping, leisure and local services. It resists development that would have a significant adverse impact on the vitality and viability of a centre or that would undermine a centre’s established role and function.

The site is located approximately 1.8kilometers from Dewsbury Principal Centre. The proposal includes a use defined as main town centre uses within the NPPF and Local Plan and therefore it is considered that the proposal would need to pass a sequential test in compliance with Policy LP13 part b.

Paragraph 91 of the NPPF references sequentially preferential locations, ‘*Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.*

A Retail Sequential Assessment authored by Planning Management, dated December 2025 was submitted, the report included a sequential test.

The statement includes an assessment of available sites undertaken on 04 December 2025. An assessment of large buildings or land appropriate to size have been considered.

When considering the proposal, the function of the proposed use meets criteria set out in Table 11 of Policy LP13 which outlines appropriate uses within defined Principle, Town & District Centres. Officers accept a padel facility would require a high roof height and a large building to facilitate a multi-court centre. Given the scale of the proposed, the facility should have a wide catchment area Officers therefore agree with the scope of the sequential test.

It is noted the internal floorspace of the proposed is 2366 sqm.

The findings within the report have been summarised below.

Dewsbury Principal Centre

Sites with the centre boundary are either too small or would require the removal of floorspace. Sites are set out for office use.

Batley Town Centre

All sites are outside of the town centre boundary and not edge of centre, weight has been afforded to the application site as it is sequentially preferable to the applicant's needs. Warehouse units have been provided, which would require sub-division as does the application site. A number of the sites would require removal internal walls or floors to achieve the required floor space and roof height.

Heckmondwike Town Centre

No suitable sites were available in Heckmondwike Town Centre.

Ravensthorpe District Centre.

One site was provided; it was discounted as it was deemed too small and does not include parking. The site is located outside of the designated centre, therefore it is considered the site is not preferential to the applicant's needs.

On balance, it is considered that the site is suitable in accommodating a leisure use due to the special requirements needed to provide a multi-court facility for padel. When considering the use of the facility, there are no indoor padel facilities located in designated centres within the district. Whilst there are destinations located in designated centres that provide a sports and leisure use, this facility provides an alternative to existing facilities which is distinct due to the provision of an emerging sport.

In addition to Town Centre policies, LP50 supports proposals for new sports facilities in the district including indoor sports, which expand the supply and range of sports in the locality so long development does not conflict with other policies in the Local Plan. The nearest padel facility is located approximately 3.90km from the application site, it consists of 2 courts. There are no other facilities within the area identified within the parameters of the sequential test, it is considered there is an undersupply of available courts.

There will be additional uses within the building itself including gym room, café and sports therapy room, however given the floor space dedicated to these facilities, it is not considered they in themselves would warrant a separate assessment for their impact to the town centre due to their ancillary function to the padel facility.

On the basis of relevant matters in respect of town centre policies it is considered that there are no suitable sequentially preferable sites and the site offers a sports/leisure facility where there is an undersupply within the district, therefore meeting the policy requirements of LP13 in respect of the vitality and viability of existing centres.

This assessment is based on the provision of a facility located in an out of town centre location that meets an undersupply of padel facilities in the district supported by LP50. The proposal will result in a part change of use with a floorspace in excess of 2000m2. Considering the uses within Class E, there is a range of potential uses that could fundamentally harm the vitality and viability existing designated centre, therefore it is considered necessary to restrict the use class of the development proposed to ClassE(d).

Priority Employment Area

The application is located within Priority Employment Area PEA33. Priority Employment Areas are allocated in the Local Plan due to the importance of maintaining employment generating uses and supply of land.

In this case, part of an existing warehouse will be converted into a sports/leisure facility. The remaining part of the warehouse will contain to function as is. KC Inward Investment have confirmed the site has been advertised for rent since 2022. They also state, the use could provide employment for up to 20 people, which is considered against the potential loss of employment against a warehouse.

Local Plan glossary defines employment generating uses as uses falling under the description of storage and distribution (warehouse) and leisure uses. Given this description it is considered the proposal will not fall outside of the scope of the defined term.

To accord with LP8, proposals in Priority Employment Area will be supported for redevelopment where there is no conflict with the established employment uses in the area and when not, must comply with LP8 criterion 2.

In this case, the proposed use falls within the definition of an employment-generating use as set out in the Kirklees Local Plan. KC Inward Investment

have demonstrated there is a clear identified need for additional commercial space within the district. However, there is sufficient evidence to demonstrate that an alternative use for the building could be appropriate, given the long-term marketing of the property for rent so long as the change of use complies with criterion 1.

Furthermore, the site is located adjacent to other enclosed warehouses, meaning that end users are unlikely to be adversely affected by industrial operations. While the proposal may result in some additional traffic, it is unlikely that an enclosed leisure facility would give rise to impacts that would be detrimental to the operation of nearby commercial premises. It is therefore considered that the proposed use meets the criteria for redevelopment in an Priority Employment Area and complies with LP8.

Whilst the need for commercial premises in the district has been evidenced by KC Inward Investment, in this case, given leisure uses are included within the glossary definition for employment generating uses in the Local Plan and the operation of nearby businesses is unlikely to be impacted, it is not considered a refusal on this basis could be substantiated in this instance.

Principle of development – conclusion

The proposed development is concluded to be acceptable in principle taking account of the use which is proposed, and the fact the site is within an out of town centre location and a priority employment area. The proposal would contribute to continued employment opportunities, and healthy lifestyles through creating additional indoor sport opportunities and is not considered to lead to significant harm on the basis it is operated as proposed which can be secured by appropriately worded conditions.

Impact on Visual Amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with

the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

"a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…"

External changes include installation of an entrance façade and the blocking up of openings. The changes are modest and functional, they are not considered to change the overall appearance of the building, and are acceptable in terms of the policies referenced above.

Impact on Residential Amenity

Section B and C of LP24 states that alterations to development should:

"…maintain appropriate distances between buildings' and *'…minimise impact on residential amenity of future and neighbouring occupiers."*

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The nearest residential property is located 340m to the south-west of the application site, due to distance it is not considered the change of use will result in a loss of privacy, outlook, light or be overbearing.

LP52 ensures the protection and improvement of environmental quality in controlling light and sound pollution to an acceptable level for the well-being of people.

The applicant has not submitted details in relation to additional lighting, the openings hours will be until 23:00 therefore additional lighting may be required. The site is located in a valley location and there are long distance views of the site from residential properties located to the north-east and south-west.

Given the impact lighting can have in relation to amenity, if it is unnecessarily bright, ill designed, numerous or located in prominent positions it is considered appropriate to include a condition that a scheme of external artificial lighting is submitted to the LPA should any be sought to be incorporated.

To limit noise disturbance, opening hours should be restricted to 07:00-23:00.

Subject to conditions the proposal is concluded as acceptable in this regard.

Impact on Highway Safety

Policy LP20 encourages the provision of sustainable modes of travel for new development.

Policy LP21 states all proposals should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

Development will include the reuse of the existing parking and access. It will however sub-divide the plot, introducing a split between the warehouse and padel facility. The parking split is considered suitable to accommodate patrons and warehouse employees. HGVs maintain their ability to exit the site in a forward gear when considering the retention of the rear yard, therefore visibility of cars reversing out of parking bays will be maintained. Additionally, cycle parking will be provided. The development is therefore considered to accord with LP20, LP21 & LP22 of the Kirklees Local Plan.

Environmental Matters

BNG / Ecology

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development is considered to benefit from the di minimis exemption as set out by The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024.

Paragraphs 187, 193, 194 and 195 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers. Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

The application is for a change of use that will not impact upon the adjacent section of the Strategic Green Infrastructure Network. The building was constructed relatively recently and has been in use, it is not considered to impact bat populations, however an informative note, in the event bats are discovered during construction will be attached to the decision notice.

In order to protect the habitats adjacent in the Strategic Green Infrastructure Network, and due to the location in a bat alert layer a lighting strategy will be conditioned to limit the impact of construction on wildlife and accord with LP30 & LP31, should lighting be sought.

The proposal is of a type / nature which is exempt from the legislative requirement for BNG and benefits from the 'de minimus' exemption.

Waste Strategy

Policy LP43 of the Kirklees Local Plan, seeks to safeguard suitable waste management facilities for developments to work towards achieving the objectives and targets for recycling/recovery for waste as set out in the Waste Framework Directive.

KC Waste Strategy requested a condition for details of waste storage/collection and details of the management and maintenance of refuse storage areas by a designated private management company on 18 November 2025. Amended block plans were received on 18 November indicating the location of bin storage/collection to the rear of the site.

When considering the submitted details, there is the ability for waste storage and collection by vehicles to the rear of the building which will avoid obstruction off the highway. The applicant is reminded Kirklees Council Waste Collection teams will not collect commercial waste and they must seek private waste hire, however it is considered this would be achievable given the existing operations of the warehouse. As the existing facility will have waste management arrangements already in place, it is not considered necessary to require the further details to be submitted in this case when taking account of existing operations which take place already and fact waste generated by the proposed change of use would be commensurate to that of the existing use.

Carbon Budget

The proposal includes the installation of EV charging points and cycle parking which are supported by LP26, providing mitigation to carbon emissions produced ensuring the clean energy sources reduce reliance on sources of

non-renewable energy. The measures are suitable in complying with the policies to reduce carbon emissions. To secure the installation of the 5 electric vehicle charging points & cycle parking shown on plan 10A a suitably worded condition is recommended.

Conclusion

The application for change of use has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable principle and design, and lack of harm in terms of visual amenity, residential amenity highway safety and environmental matters, the proposed change of use is considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole, constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **Approve**
Decision Authorisation – Delegated Powers
Application Number: 2025/92938
Officer Recommendation: Approve

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP7, LP8, LP13, LP20, LP21, LP22, LP24, LP26, LP30, LP43, LP47, LP50, LP52 of the Kirklees Local Plan, and the policies within Chapters 2, 4, 6, 7, 8, 11, 12, 14 & 15 of the National Planning Policy Framework.

3. The development hereby approved shall not be brought into use until electric vehicle charging points and cycle storage facilities have been installed in locations indicated on 25-056-10 revA. In relation to electric vehicle charging points these shall achieve a minimum standard power output of 'Fast' (7-23kW) or 'Rapid' (43kW+) charging. The dedicated facilities for charging electric vehicles and cycle storage shall be completed and operational prior to the development being brought into use and retained thereafter.
   Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 & LP26 the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

4. In the event lighting is required, no external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall demonstrate conformance with established guidance document Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. The submitted scheme shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. No external artificial lighting shall be erected within the site other than that which has been approved by this condition which shall be retained thereafter.
   Reason: In the interests of visual amenity, residential amenity and biodiversity and in accordance with Policies LP24, LP30 of the Kirklees Local Plan and policies within Chapters 12, 15 of the National Planning Policy Framework.

5. The use of the development hereby approved shall be restricted to indoor sport or recreation falling within use classes E(d) of Schedule 2 of The Town and Country Planning (Use Classes) Oder 1987 (as amended) or any Order revoking or re-enacting that Order. Any use of the building not falling within use class E(d) shall only be used in association with, and as an ancillary component of, the indoor sport or recreation use approved by this condition.
   Reason: To protect the vitality and viability of existing designated centres with the Kirklees District to accord with Policies LP13 and LP50 of the Kirklees Local Plan and policies within chapter 7 & 8 of the National Planning Policy Framework.

6. The café and associated seating shall be restricted to the locations annotated ‘Café and ‘Open Plan Café Seating’ upon submitted drawing titled ‘Plans as Proposed’ ref 25-056-11.
   Reason: To protect the vitality and viability of existing designated centres with the Kirklees District to accord with Policies LP13 and LP50 of the Kirklees Local Plan and policies within chapter 7 & 8 of the National Planning Policy Framework.

7. The use hereby permitted shall not be open to customers outside the hours of 0700hrs to 2300hrs Monday to Sunday 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 by reason of noise or disturbance at unsociable hours, to accord with policies LP24 and LP52 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

NOTE: Due to its location, a roost may be present on site. Bats are a European species under regulations within the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether bats are present or not. If bats are discovered on site, development shall cease, and the applicant is advised to contact Natural England for advice.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including

noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan and existing site plan	25-056 - 01	-	20 October 2025
Proposed site plan	25-056-10	revA	18 November 2025
Existing floor plan	25-056-02	-	20 October 2025
Proposed floor plan	25-056-11	-	20 October 2025
Existing elevations	25-056-03	-	20 October 2025
Proposed elevations	25-056-12	-	20 October 2025
Retail sequential assessment	-	-	11 December 2025
Transport statement	-	-	18 November 2025
Design and access statement	-	-	20 October 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. Further details were requested by Officers throughout the decision-making process which were received and accepted.