



Our Ref: JWID5009/L001

21st October 2025

PlanningI@Kirklees.gov.uk

By email only

Dear Sir / Madam

PLANNING PORTAL REF: PP-13061222

FULL PLANNING APPLICATION FOR INSERTION OF MEZZANINE FLOOR AND ASSOCIATED MINOR EXTERNAL ALTERATIONS

DFS, UNITS 9 & 10, BIRSTALL RETAIL PARK, BIRSTALL, LEEDS, WF17 9DT

We act on behalf of DFS Limited in connection with the above site and have been instructed to submit a full planning application for the insertion of a mezzanine floor and associated minor external alterations at Units 9 & 10, Birstall Retail Park.

The proposals will deliver an enhanced sales area within the existing DFS store through the introduction of a 1,152 m² mezzanine floor, supported by modest external alterations to the front elevation to modernise the appearance and improve the functionality of the unit.

The proposals will support the provision of new employment opportunities with a national operator and offers economic investment in the local economy.

The application is supported by a Planning Statement, which demonstrates the proposal accords with the provisions of the Kirklees Local Plan and the National Planning Policy Framework. The Sequential and Retail Impact Assessment confirms that no sequentially preferable sites exist within or on the edge of Birstall, Batley, Cleckheaton or Heckmondwike centres that could accommodate the proposed development, and that the scheme will not result in a significant adverse impact on the vitality or viability of policy identified centres.

The accompanying Transport Statement prepared by Via Solutions confirms the increase in trips associated with the mezzanine will be negligible, parking capacity within the wider retail park is sufficient, and the site is accessible by a range of transport modes.

The external alterations are modest in scope and ensure that the development will deliver an improved customer entrance in accordance with the Council's design policies.

In support of the application, the following plans are submitted:

- 1278-WHB-SA-20-0001_P00 (Site Location and Block Plans)
- 1278-WHB-SA-20-0002_P00 (Site Plan as Existing)
- 1278-WHB-SA-20-0003_P00 (Site Plan as Proposed)
- 1278-WHB-MA-20-0001_P00 (Ground Floor Plan as Existing)
- 1278-WHB-MA-20-0002_P00 (Mezzanine Floor Plan as Existing)
- 1278-WHB-MA-20-0010_P00 (Ground Floor Plan as Proposed)

- 1278-WHB-MA-20-0011_P01 (Mezzanine Plan as Proposed)
- 1278-WHB-MA-21-0001_P00 (Elevations as Existing)
- 1278-WHB-MA-21-0010_P02 (Elevations as Proposed)

The application is also supported by the Planning Statement and a Transport Statement prepared by Via Solutions. These documents address all relevant planning, retail policy and highways considerations and demonstrate the proposals are fully compliant with the development plan and national planning policy.

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



Jeremy Williams BA (Hons) MA MRTPI
Director

Enc. As described above