

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2025/44/93158/E
Site Address:	Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Description:	Discharge of details reserved by conditions 4 (external facing materials), 15 (CEMP), 32 (charging electric vehicles) on previous permission 2023/90668 for demolition of existing buildings; erection and operation of single building comprising Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being replacement wind turbine, utility provision, drainage, access, hard and soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of the Sui Generis use
Recommending Officer:	Farzana Tabasum

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 05-Feb-2026

Officer Report

Application: 2025/93158

Site: Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR

Proposal: Discharge of details reserved by conditions 4 (external facing materials), 15 (CEMP), 32 (charging electric vehicles) on previous permission 2023/90668 for demolition of existing buildings; erection and operation of single building comprising Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being replacement wind turbine, utility provision, drainage, access, hard and soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of the Sui Generis use

Assessment

Condition 4: External facing materials

4. Prior to the commencement of superstructure works, details of all external facing materials to be used shall be submitted to the Local Planning Authority, and samples shall be left on site for the inspection and approval in writing of the Local Planning Authority. No materials other than those approved in accordance with this condition shall be used.

Reason: *In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.*

Details submitted:

- QuadCore Louvre Wall Panel Product Data Sheet
- Base Build Specification - 196584, dated 30/01/2026
- Solar Panel spec- JAM54D40_430-455_LB_BF_Global_EN_20230627A_25_year_warranty
- PCS Coachworks -01- External Envelope published 001, 21/01/2026

On assessment of the submitted details, officers consider that the proposed materials would be appropriate and acceptable. The materials accord with the details proposed and assessed at application stage, with the specific products proposed considered suitably high quality.

K.C. Conservation and Design expressed concerns within their comments dated 19/12/2025 over the solar panels, specifically their inclusion of silver coloured lining. Following this feedback to the applicant a more muted product

that addresses this concern, which is acceptable to officers and considered to address K.C. Conservation and Design's initial concern

In light of the above, officers recommend that the submitted details be approved. An ongoing requirement of the condition states that '*No materials other than those approved in accordance with this condition shall be used*'. A note of this is recommended to be included on the decision notice.

Condition 15: CEMP

15. Prior to demolition of the existing buildings, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that shall be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise and vibration arising from all construction related activities. This shall also include suitable restrictions on the hours of working on the site including times of deliveries;*
- Dust arising from all construction related activities, which shall include measures to monitor and record the emissions of dust during construction; and*
- Artificial lighting used in connection with all construction related activities and security of the construction site. A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Planning Authority must be included.*

The agreed plan shall be adhered to throughout the construction of the development.

Reason: *To safeguard the amenities of the occupiers of nearby properties in accordance with Policy LP52 of the Kirklees Local Plan and the National Planning Policy Framework.*

Details submitted:

- Construction Environmental Management Plan, Doc No. A(90)XX-03-Rev P2, dated 02/12/2025

The case officer attended the weekly K.C. Environmental Health surgery on 20/11/2025 where K.C. Environmental Health officers expressed the following concerns:

- insufficient details submitted, in relation to details on the hours of working on the site including times of deliveries and details of how existing nearby residents can report concerns during construction works, to a responsible person

This feedback was provided to the applicant who submitted a revised document. The revised document was returned to K.C. Environmental Health surgery dated 11/12/2025. At that time, K.C. Environmental Health officers confirmed that the information and working practices set out on pages 15, 16 and 17 of the CEMP are sufficient and appropriate to minimise adverse impacts on occupiers of nearby properties through the construction phase.

Officers support this assessment and recommend that the submitted details be approved.

The specific requirements of condition 15 will be satisfied subject to the development being carried out in accordance with the details contained in the CEMP throughout the construction phase until completion of the development.

Condition 32: Electric vehicle charging points

32. Prior to the installation of the electrical system of the development hereby approved, a scheme detailing the dedicated facilities to be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include for:

- *Sixteen Standard Electric Vehicle Charging points for use for dedicated staff spaces;*
- *Twenty-six Electric Vehicle Charging Points to the dedicated executive/visitor car park spaces;*
- *Eight Electric Vehicle Charging Points to the dedicated disabled/assessable car parking spaces; and*
- *Power output details for each electric vehicle charging point.*

The development hereby approved shall not be brought into use until the charging points are installed and operational. The charging points installed shall be retained thereafter.

Reason: *To ensure employees/staff using the site are encouraged to use low-carbon and more sustainable forms of transport and to mitigate the air quality impacts of the development in accordance with Policies LP20, LP24, LP47, LP51 and LP52 of the Kirklees Local Plan, the National Planning Policy Framework, and the West Yorkshire Low Emissions Strategy.*

Details submitted

- Proposed Site Plan P2753-A-(09)-XX-01 – S4 – indicating where the EVCP will be provided.
- Drawing titled ‘Proposed External Infrastructure Layout’ Reference P1948-NOV-XX-EX-DR-E-9606, Rev T02 - includes Power output details for electric vehicle charging points – received 01/12/2025

The submitted details were discussed with K.C. Environmental Health at the surgery meeting dated 20/11/2026. They confirm the details submitted, including the location, number, and design of the chargers, are acceptable.

Planning officers support this assessment and recommend that the details are approved.

The condition has an ongoing requirement for the charging points for to be retained thereafter. As such a note will be included on the decision notice.

Summary

Acceptable details have been submitted pursuant to conditions 4, 15 and 32. The conditions will be satisfied subject to the requirements set out above.

Recommendation: approve details

Report dated: 04/02/2026

Recommended Decision Text

Condition 4: External facing materials

You have submitted the following documents pursuant to condition 4

- QuadCore Louvre Wall Panel Product Data Sheet
- Base Build Specification - 196584, dated 30/01/2026
- Solar Panel spec- JAM54D40_430-455_LB_BF_Global_EN_20230627A_25_year_warranty
- PCS Coachworks -01- External Envelope published 001, 21/01/2026

I can confirm that the submitted information are acceptable and are hereby approved. However, be aware that Condition 4 has the following ongoing requirement which must be adhered to:

No materials other than those approved in accordance with this condition shall be used.

Condition 15: CEMP

The following information has been submitted pursuant to condition 15

- Revised Construction Environmental Management Plan, Doc No. A(90)XX-03- Rev P2, dated 02.12.2025

I can confirm the submitted information is acceptable. Condition 15 will be satisfied subject to the development being carried out in accordance with the

details contained in the CEMP throughout the construction phase until completion of the development.

Condition 32: Electric vehicle charging points

The following details are submitted pursuant to condition 32

- Proposed Site Plan P2753-A-(09)-XX-01 – S4 – indicating where the EVCP will be provided.
- Drawing titled 'Proposed External Infrastructure Layout' Reference P1948-NOV-XX-EX-DR-E-9606, Rev T02 - includes Power output details for electric vehicle charging points

I can confirm the details submitted are acceptable and are hereby approved.

Condition 32 will be satisfied subject to the charging points being installed in accordance with these details and made operational, prior to the hereby approved development being brought into use. The condition has an ongoing requirement for the charging points for to be retained thereafter, to ensure ongoing compliance.