

Kirklees Council,
Planning and Development,
PO Box 1720

Date: 24th November 2025

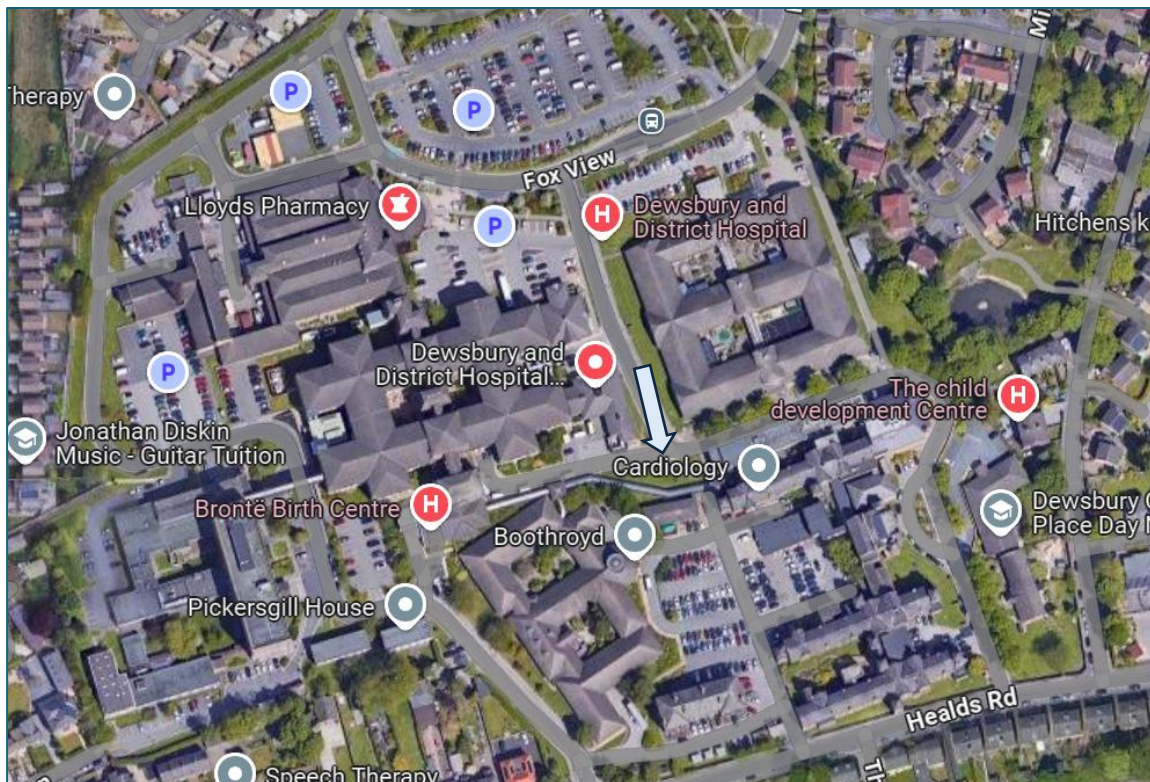
Dear Sir/Madam,

Re: Full Retrospective Planning Application for an external plant enclosure at Dewsbury and District Hospital, Halifax Road, Dewsbury, West Yorkshire, WF13 4HS.

This retrospective planning application is for a new external plant enclosure containing a service trough distribution board, air circuit breaker, transformer GRP, generator fuel tank and a generator to be sited at Dewsbury and District Hospital.

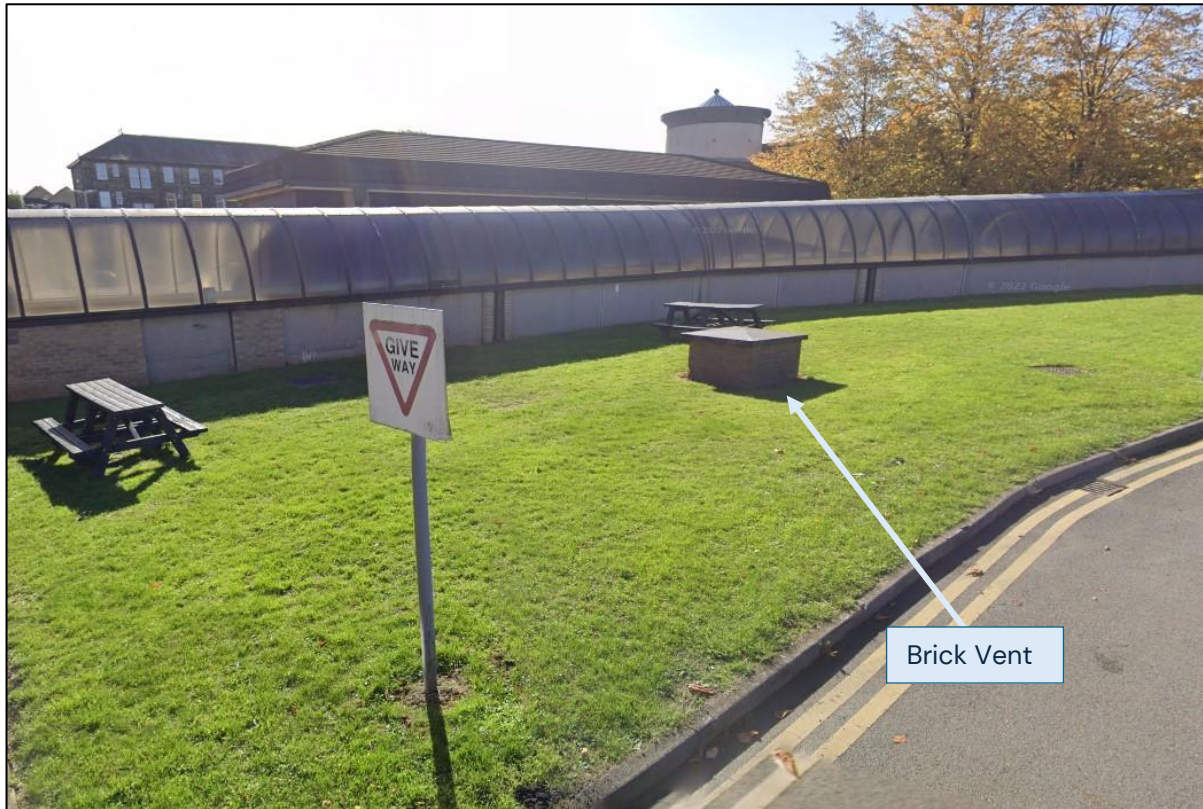
The Site

The proposed enclosure has been sited within the hospital estate (location shown by the blue arrow below).



Site Map (Google Maps 2024)

The existing site comprised of a low-quality grassed area with a couple of benches. There is a small brick vent which has been retained. The proposed enclosure has not impacted the functionality of this vent.



Photograph of site before any works

The site is not statutorily listed nor lies within a conservation area. The site is not identified by the environment agency's flood risk map as being at risk of flooding as it is located in flood zone 1. There was limited ecological value of this site. A tree survey of the whole hospital site identified no trees present at this proposed location. This is outlined below:



A review of planning history has been undertaken for the site. There are no previous applications for this specific site. The wider hospital estate is continuing to grow with recent applications including the erection of outpatient theatres, treatment rooms and consultant rooms (2023/91345). The proposed GRP enclosure is therefore required to support the growth of the hospital and to provide continuous, uninterrupted power for the hospital site.

The Proposal

The application is for the erection of an external plant enclosure to provide an additional generator/energy supply for the hospital site. The generator would provide emergency back up power for the hospital if ever the need arises. Further to this, the equipment within the proposed enclosure is required for to power the new MY Surgical Hub (approved under 2023/91345). It was identified during further detailed design development that the existing hospital's electrical infrastructure could not adequately support the new building's power demands. As the use of the My Surgical Hub will include theatres and treatment rooms, the additional electrical infrastructure is deemed essential as it will be providing power to support critical health procedures. Without the GRP enclosure, the hospital would have a reduced function which in turn will limit the service of this much-needed healthcare facility. Without this enclosure, if there is a power outage on-site, this could put patients at significant risk.

The design of the enclosure has been carefully considered to appear sympathetic to the wider hospital estate. A wooden fence has been erected around the equipment to act as a visual and safety barrier. This fence stops pedestrians from accessing the equipment inside as well as appearing as a visual screen. Within the fenced area, there is a service trough distribution board, air circuit breaker, transformer GRP, generator fuel tank and a generator.

The benefits of the wooden enclosure are as follows:

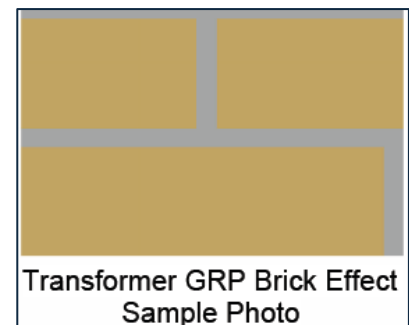
- Access control- The enclosure restricts unauthorised access reducing the risk of accidents or power faults.
- Barrier- The fence is a physical barrier which acts a shield to the power equipment inside. This would help protect the equipment inside from wind, leaves, litter etc.
- Improves the apperance- The fence blends in with the hospital estate and is a softer alternative to metal/concrete. The fence hides the industrial looking equipment from patients and visitors.
- Noise Buffer- Although the power equipment inside is not envisaged to have noise impacts, the fence does act as a sound dampening buffer.



Although the natural, wooden fence acts as a visual screen, the GRP units within the enclosure have also been designed to remain in keeping with the wider hospital site. The choice of materials for the power equipment inside are also in-keeping with the wider hospital site. The chosen materials are outlined below and have been influenced by the approved application Ref: 2023/91345.

Transformer GRP:	
Colour Code	Colour
BS 08C37 (walls - brick)	
BS 18B21 (walls - pointing)	
BS 08B29 (roof/doors/vents)	

Generator:	
Colour Code	Colour
RAL 1002 (external)	
RAL 7016 (exhaust)	
BS 06C39 (fuel tank)	



Material Palette of GRP units inside the enclosure

Overall, the design of the enclosure has been carefully considered and is reflective of the wider site. As power equipment can be industrial looking, the applicant ensured that this enclosure was designed to reduce this image.

From a visual perspective, the proposal is small in scale and is tucked away within the site. The enclosure has been positioned carefully within the hospital estate to limit any impact on vehicle movements, patients or staff.

Careful consideration has been given to balancing accessibility, visual impact, and operational functionality within the site's constraints. The GRP unit must be located here to ensure that the statutory provider is able to terminate the electrical connection and for the hospital site to have emergency back-up power. A number of other locations were considered but disregarded due to proximity to sensitive areas, visual prominence within the hospital estate and distance to services. The following list provides reasoning behind why it has been sited here:

- **Site Constraints and Accessibility:** The enclosure has been located with doors facing out onto a hospital estate internal road. The doors do not open directly onto the highway so there will be no vehicle obstruction. This location was found to be highly accessible for maintenance whilst still limiting disruption and impact on the day-to-day running of the hospital.
- **No Pedestrian Obstruction:** The positioning ensures that pedestrian flow is not disrupted, allowing safe passage with minimal impact on day-to-day operations.
- **Effective use of Space:** As this site was vacant and added limited value to the hospital, this was deemed an appropriate siting for the units as it would repurpose an area of the hospital which is underutilised and of low ecological value.
- **Emergency Service Provision:** The enclosure is located closely to the emergency vehicle access only zone. As the enclosure is located off any highway/internal road, there will be no impact to emergency routes.
- **Visual impact:** It was not deemed appropriate to site the units at a central entrance point or main visitor hub within the hospital site. It was important that the enclosure did not obstruct key windows, doors or signage. Although the enclosure is located adjacent to the linkway walkway, this linkway is an older structure which is now discoloured and provides a burry view out. While it does allow some outward views, its primary purpose is to provide daylight rather than clear visibility. The linkway itself is simply a covered connection between the buildings, allowing movement between them without going outside. In practice, it's not heavily used, as most visitors tend to enter directly through the main hospital entrances for the building they need to be at. It is primarily used by staff for internal circulation and the safe transfer of hospital goods. The enclosure does not compromise the safety of the walkway, and the GRP housing for the transformer is designed to be blast-proof, safely venting energy in the unlikely event of a fault. Installing a fence between the linkway and the equipment, would only detract from the user experience and cast a significant shadow over the linkway.
- **Noise/Activity Disruption:** This placement helps to prevent potential noise or activity disruptions near any sensitive areas around the hospital estate. There are also no residential properties near the enclosure.

Planning Policy Appraisal

National Planning Policy Framework 2024

Para 7 of the NPPF, states that; 'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner'.

This proposal is for a GRP enclosure to protect electrical equipment feeding the wider hospital site. Dewsbury and District Hospital focuses on planned surgery and outpatient care. It has a midwife-led birth unit, providing a safe and supportive place for families, as well as services for patients needing rehabilitation after a stroke or with neurological conditions. The hospital also has a dedicated children's assessment service, helping to reduce the time children spend in hospital by providing quick and focused care. The latest My Surgical Hub has ten outpatient clinic rooms, four treatment rooms for small procedures, and two operating theatres for patients requiring general anesthetic. Therefore, this GRP enclosure is vital for the ongoing function of the hospital and increased patient care.

Paragraph 8 supports sustainable development and sets out three main objectives: economic, social, and environmental. This proposed development will support the running of the hospital estate therefore, having a positive impact on the health of the local community.

Paragraph 101 states 'Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.' The proposed enclosure forms an essential component of upgraded power infrastructure that directly supports the operational capacity of Dewsbury and District Hospital. Without this installation, critical hospital services would be unable to function, severely compromising patient care and safety.

The absence of a reliable on-site power source would not only have profound social consequences which would undermine healthcare delivery in the region but would also result in substantial economic waste. The NHS has invested heavily in new facilities at the hospital therefore, without the necessary infrastructure to power them, these assets are at risk of becoming unusable. This could reduce access to public health facilities and neglect public funds.

Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for uses, while safeguarding and improving the environment. The proposed site makes effective use of the currently under-utilised land for a much-required power facility.

Kirklees Local Plan 2019

The site is unconstrained from policy designations according to the Local Plan Policies map.

Policy LP24 supports proposals that promote high-quality design by ensuring new development respects and enhances the surrounding landscape. This proposal has been thoughtfully designed to integrate seamlessly with the wider Dewsbury and District Hospital estate. The enclosure is strategically positioned in a discreet location which will minimise its visibility to patients, staff, and visitors.

Its scale is proportionate to adjacent buildings, ensuring it does not dominate or disrupt the existing built environment. Furthermore, the choice of materials has been carefully selected to reflect and complement the buildings within the hospital, reinforcing a cohesive and context-sensitive design approach.

Overall, the site has low ecological value, and the enclosure will have minimal impact to the biodiversity on site. Policy L30 aims to minimise impact on biodiversity and provide net biodiversity gains. The proposed is retrospective therefore, it is exempt from the biodiversity net gain requirements.

Policy LP49 supports development that impacts health provision. Despite the proposal not being for a new or enhanced healthcare facility, the proposed is vital for the ongoing growth and running of the hospital.

Summary

As stated previously, the GRP enclosure provides weatherproof protection for essential electrical equipment feeding the hospital site. This therefore provides essential infrastructure for the operation of the hospital. The hospital estate provides much needed emergency and longer-term health care for patients and therefore, providing electricity to the site is essential to its operation. The enclosure is required to ensure smooth running of the existing health care facilities on site.

The requirement for a GRP enclosure to house electrical equipment was not identified when the outpatient theatres, treatment rooms and consultant rooms first gained permission. This was because detailed mechanical and electrical designs were still being developed. This location was chosen as it was an underutilised part of the site and offered a suitable location to allow all requirements to be met.

Please find submitted alongside this application the following documents:

- Site Location Plan
- Proposed Site Layout (inc. dimensions to boundary, refuse and collection arrangements)
- Proposed Elevations
- Proposed Floor Plans

If you require any further information, please let me know.

Yours faithfully,

Redacted

Immy Platt BA (Hons)
For and on behalf of Berrys

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