



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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/70/93475/W

To: Rosie Bircumshaw
Avison Young
1, City Square
Leeds
LS1 2AL

For: West Yorkshire Police

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) ON PREVIOUS PERMISSION 2024/92246 FOR REDEVELOPMENT OF EXISTING SITE INCLUDING DEMOLITION OF EXISTING CAR SALES ROOM (SUI GENERIS) AND ERECTION OF NEW 2 STOREY POLICE STATION (SUI GENERIS) WITH ASSOCIATED CAR PARKING, LANDSCAPING AND INFRASTRUCTURE

At: 72, NORTHGATE, HUDDERSFIELD, HD1 6AE

In accordance with the plan(s) and applications submitted to the Council on 16-Dec-2025 [together with those plans and application(s) submitted to the Council on 08-Aug-2024 and incorporated into planning permission 2024/92246 granted on 29-Jan-2025] and subject to the condition(s) specified hereunder:-

Note: The applicant is advised that the below conditions were imposed by planning permission 2024/92246. Where appropriate, by virtue of Discharge of Condition application(s) determined prior to this Section 73 application, they have been re-worded as prescriptive conditions. Others, requiring additional details which have not, at this stage, been approved, are reproduced on this notice.

1. Removed as development has commenced.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21, 22, 24, 30, 33, 52 and 53 of the Kirklees Local Plan.

3. The external materials used for the proposed building shall accord with those approved under discharge of condition application 2025/90924, as set out in the decision letter dated 07/07/25, and any stone facing for retaining walls shall accord with the details approved under discharge of condition application 2025/91909 as set out in the decision letter dated 24/02/26.

Reason: To ensure that the proposed development contributes to the aim of achieving well-designed and beautiful places and buildings, and to accord with the aims of Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

4. Prior to any part of the new development being brought into use, the areas shown to be used for the parking and turning of vehicles within the site, shall be surfaced and drained and shall thereafter be retained and kept free of all obstructions to their use for the parking and turning of vehicles.

Reason: To achieve a satisfactory layout in the interests of highway safety, and to accord with the aims of Policies LP21 and LP22 of the Kirklees Local Plan.

5. The cycle storage facilities shall be provided, in accordance with the details approved under discharge of condition application 2026/90147, as set out in the decision letter dated 20/05/26, before first occupation and shall be so retained thereafter.

Reason: In the interests of promoting the use of means of transport with a low environmental impact, to promote active and healthy lifestyles, and to accord with the aims of Policies LP24(d) and LP47 of the Kirklees Local Plan.

6. The bin store and substation shall be erected in accordance with the details approved under discharge of condition application 2025/90924, as set out in the decision letter dated 07/07/25, before any part of the development is brought into use.

Reason: To ensure that the proposed development contributes to the aim of achieving well-designed and beautiful places and buildings, and to accord with the aims of Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

7. No building or other obstruction including landscape features shall be located over or within 3m either side of the centre line of the public sewer (i.e. a protected strip width of 6m), that crosses the site.

Reason: In order to allow sufficient access for maintenance and repair work at all times, to prevent flood risk and ensure the safe and sustainable drainage of the site, and to accord with the aims of Policies LP27 and 28 of the Kirklees Local Plan.

8. Surface water run-off from hardstanding, including car parking areas, shall pass through an oil, petrol and grit interceptor/separator which shall be installed in accordance with the details approved under discharge of condition application 2025/92984, as set out in the decision letter dated 16/02/26, before any part of the building is first brought into use. The interceptor/separator shall thereafter be retained and maintained in accordance with the manufacturer's instruction.

Reason: To prevent pollution of the aquatic environment in accordance with the aims of Policy LP34 of the Kirklees Local Plan.

9. No part of the development shall be occupied until the drainage scheme approved under discharge of condition application 2025/90295, as set out in the decision letter dated 30/05/25, has been provided on the site to serve the development. This shall be retained thereafter and maintained in accordance with the approved maintenance scheme.

Reason: To ensure the safe and sustainable drainage of the site and to accord with the aims of Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

10. No part of the development shall be brought into use until the works comprising the approved scheme shown on the details approved under discharge of condition application 2025/90295, as set out in the decision letter dated 30/05/25, have been completed and such approved scheme shall be retained thereafter.

Reason: To ensure the safe and sustainable drainage of the site and to accord with the aims of Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

11. The temporary drainage scheme approved under discharge of condition application 2025/90295, as set out in the decision letter dated 30/05/25, shall be retained until the approved permanent surface water drainage system is in place and functioning.

Reason: To ensure the safe and sustainable drainage of the site and to accord with the aims of Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

This information is required pre-commencement to ensure that suitable drainage arrangements laid out in the early stages of development.

12. The development shall be carried out in accordance with the Air Quality Impact Assessment approved under discharge of condition application 2026/90146, as set out in the decision letter dated 30/03/25.

Reason: In the interests of promoting sustainable development and transport and conserving the natural environment in accordance with Parts 2, 9 and 15 of the National Planning Policy Framework and LP20, LP24, LP47 of the Local Plan.

13. 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 does not exceed the typical measured 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.

14. Removed – details have been approved under Discharge of Condition application 2025/90923, which contained no ongoing obligation.

15. Removed – details have been approved under Discharge of Condition application 2025/90923, which contained no ongoing obligation.

16. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy reference WYP-BWB-RP-LE 0001_GIR approved under discharge of condition application 2025/90923, as set out in the decision letter dated 03/06/25. If remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

17. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

18. The facilities for the charging of electric vehicles as set out within the submitted and approved documents and plans submitted under discharge of condition application 2025/92984, as set out in the decision letter dated 13/02/26, shall be implemented in accordance with the details and phasing set out within the approved documents, consisting of a minimum of six EV charge points and below-ground infrastructure to facilitate the later installation of a further 14 charging points to be provided before any part of the development is first brought into use. These facilities shall thereafter be retained as such.

Reason: In the interest of supporting the use of low-emission means of transport, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

19. The approved microgeneration measures submitted under discharge of condition application 2025/90957 as set out in the decision letter dated 30/05/25 and the further carbon reduction measures set out in Part 3, Q1, of the submitted Climate Change Statement, shall be implemented before any part of the development is first brought into use and thereafter retained as such.

Reason: To ensure that the proposed development contributes to the Council's target of achieving 'net zero' carbon emissions by 2038 and thereby reducing the causes of climate change, and to accord with the aims of Policy LP26 of the Kirklees Local Plan and Principle 18 of the Kirklees Housebuilders Design Guide SPD.

20. The development shall be undertaken in full accordance with the mitigation measures set out in part 7 of the Ecological Impact Assessment reference MOR001-013-006/001/002.

Reason: To ensure that harm to biodiversity is prevented or minimised during the development process and to accord with the aims of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

21. The habitat boxes specified in part 8 of the Ecological Impact Assessment reference MOR001-013-006/001/002 and accompanying Species Enhancement Statement shall be installed as detailed before any part of the development is first brought into use, and thereafter retained.

Reason: In the interests of enhancing the ecological value of the site and visual amenity and to accord with Policies LP24 and LP30 of the Kirklees Local Plan, and Chapters 12 and 15 of the National Planning Policy Framework.

22. All hard and soft landscaping works as shown on the approved landscaping scheme shall be implemented in accordance with the approved landscaping scheme within the first sowing or planting season following the substantial completion of the development, and subsequently managed in accordance with the approved Landscape Management Strategy. Any tree, hedge or shrub dying or becoming diseased within five years of its substantial completion shall be replaced by another of the same species and variety.

Reason: In the interests of enhancing the ecological value of the site and visual amenity and to accord with Policies LP24 and LP30 of the Kirklees Local Plan, and Chapters 12 and 15 of the National Planning Policy Framework.

23. The Construction Environmental Management Plan approved under discharge of condition application 2025/90322, as set out in the decision letter dated 08/04/25, shall be adhered to throughout the construction of the development.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework and LP52 of the Local Plan.

24. The development shall be carried out strictly in accordance with the Construction Management Plan approved under discharge of condition application 2025/90322, as set out in the decision letter dated 08/04/25, throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, and to accord with Policy LP21 of the Kirklees Local Plan.

25. Upon completion of the development hereby approved a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works and timescale for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out in accordance with the agreed timescales. Should any highway defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these highway defects shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to ensure the effective maintenance of the Highway, and to accord with Policy LP21 of the Kirklees Local Plan.

26. The Travel Plan approved under discharge of condition application 2026/90147, as set out in the decision letter dated 20/05/26, shall be implemented prior to occupation and retained thereafter.

Reason: In the interests of enabling and encouraging the use of active and sustainable transport modes, to mitigate the air quality impacts of the development and to accord with Policies LP20, LP21, LP22, LP24, LP47, LP51 and LP52 of the Kirklees Local Plan, the National Planning Policy Framework, and the West Yorkshire Low Emissions Strategy.

27. The arrangements and facilities for the storage and collection of waste from the development, approved under discharge of condition application 2025/90923 as set out in the decision letter dated 19/03/26, shall be implemented in accordance with the approved details for the lifetime of the development.

Reason: To ensure satisfactory arrangements are implemented in relation to waste, in the interests of highway safety, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

28. No part of the development shall be brought into use until the off-site highway works on Broadway, as shown indicatively on drawing SCP/230484/SK02 Revision D, have been fully constructed and made operational. The works shall include:

- Improvements to the site access, including pedestrian crossing provision;
- Footway resurfacing along the full extent of the site frontage;
- Closure of the redundant access(es);
- Kerbing and carriageway works, including dropped kerbs to facilitate refuse collection; and
- Other associated works, including alterations to utility apparatus and street furniture.

Reason: To ensure that any impacts upon the free and safe use of the highway arising from the development are mitigated, in accordance with the aims of Policies LP20 and LP21 of the Kirklees Local Plan.

NOTE – Temporary drainage works

It is expected that the maximum off-site discharge rate should not exceed 2.5 litres per second per ha.

NOTE – Construction Environmental Management Plan

No construction related noise should be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document *“Guidance on the assessment of dust from demolition and construction”* Version 2.2 2024.

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

NOTE – Electric vehicle charging points

The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.

NOTE – Works within the highway

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 0800 7318765) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:

| Plan Type | Reference | Version | Date Received |
|---|--------------------------|---------|---------------|
| Submitted with original application, 2024/92246 | | | |
| Application Form | | | 09/08/2024 |
| Site Location Plan | 6BKD2-BBA-30 | P03 | 09/08/2024 |
| Existing Site Plan | 6BKD2-BBA-30 | P05 | 09/08/2024 |
| Proposed Site Plan | 6BKD2-BBA-30 | P10 | 09/08/2024 |
| Demolition Site Plan | 6BKD2-BBA-30 | P02 | 09/08/2024 |
| Lower Ground & Ground Floor General Arrangement | 6BKD2-BBA-31 | P08 | 09/08/2024 |
| First & Second Floor Roof General Arrangement | 6BKD2-BBA-31 | P09 | 09/08/2024 |
| Existing General Arrangement Plans | 6BKD2-BBA-31 | P01 | 09/08/2024 |
| Existing General Arrangement Elevations | 6BKD2-BBA-31 | P01 | 09/08/2024 |
| Existing General Arrangement Elevations | 6BKD2-BBA-31 | P01 | 09/08/2024 |
| General Arrangement Elevations | 6BKD2-BBA-32 | P07 | 09/08/2024 |
| Streetscene Elevations | 6BKD2-BBA-32 | P02 | 09/08/2024 |
| Detailed Elevations | 6BKD2-BBA-32 | P02 | 09/08/2024 |
| General Arrangement Sections | 6BKD2-BBA-33 | P04 | 09/08/2024 |
| Site Sections 1 | 6BKD2-BBA-33 | P01 | 09/08/2024 |
| Site Sections 2 | 6BKD2-BBA-33 | P01 | 09/08/2024 |
| Planning Statement (including Statement of Community Involvement) | | | 09/08/2024 |
| Transport Assessment | 230484-TA | V2 | 09/08/2024 |
| Transport Assessment Addendum | SCP/230484/TAA01 | V0.1 | 09/08/2024 |
| Travel Plan | 230484-TP | V2.0 | 09/08/2024 |
| Stage 1 Road Safety Audit | 230484/RSA1/TH | 2 | 09/08/2024 |
| Stage 1 Road Safety Audit response report | 230484/RSA1/DR | 1 | 17/12/2024 |
| Broadway Site Access Drawing by SCP | SCP/230484/SK02 | D | 20/12/2024 |
| Boundary Treatments Plan | 6BKDZ-BBA-30-22-D-L-1006 | P03 | 20/12/2024 |

| Plan Type | Reference | Version | Date Received |
|---|-------------------------------|----------------|----------------------|
| Flood Risk Assessment & Drainage Strategy | 6BKD2-BWB-ZZ-XX-T-W-0001_FRA | | 09/08/2024 |
| Sustainable Drainage Statement | 6BKD2-BWB-ZZ-XX-T-C-0001_SDS | | 09/08/2024 |
| Preliminary Ecological Appraisal | MOR001-013-006/001/001 | | 20/08/2024 |
| Ecological Impact Assessment | MOR001-013-006/001/002 | | 13/09/2024 |
| Species Enhancement Statement | MOR001-013-006/002/001 | | 20/12/2024 |
| Bat Emergence Survey Report | MOR001-013-004/001/002 | | 13/09/2024 |
| Tree Survey Report | MOR001-013 | | 09/08/2024 |
| Arboricultural Impact Assessment | MOR001-013 | | 09/08/2024 |
| Arboricultural Method Statement | MOR001-013 | | 09/08/2024 |
| Phase 1 Geotechnical Report | 350564-R01 (00) | | 06/09/2024 |
| Phase 2 Site Investigation | 350564-R03 (00) | | 09/08/2024 |
| Supplemental Ground Investigation Report | WYP-BWB-EGT-XX-RP-LE-0001-GIR | P1 | 24/10/2024 |
| Coal Mining Risk Assessment | 350564-R04 (00) | | 09/08/2024 |
| Air Quality Assessment | 445798-01 (00) | | 09/08/2024 |
| Acoustic Report | 1700837-RPAC-0001 | 1 | 09/08/2024 |
| Climate Change Statement | 230012 – WYP | | 09/08/2024 |
| Site Waste Management Plan | 6BDK2 | | 09/08/2024 |
| Submitted under Section 73 application, 2025/93475 | | | |
| Application Form | | | 17/12/25 |
| Location Plan | 6BKD2-BBA-30-ZZ-D-A-1001 | P03 | 17/12/25 |
| Proposed Landscape General Arrangement | 6BKD2-BBA-30-ZZ-D-L-1003 | C07 | 31/03/26 |
| Proposed Hard Landscape Layout | 6BKD2-BBA-30-ZZ-D-L-1004 | C07 | 31/03/26 |
| Proposed Soft Landscape Layout | 6BKD2-BBA-30-ZZ- | C04 | 31/03/26 |

| Plan Type | Reference | Version | Date Received |
|---|-------------------------------|---------|---------------|
| | D-L-1005 | | |
| Proposed Fencing Layout | 6BKD2-BBA-30-ZZ-D-L-1006 | C08 | 17/12/25 |
| Landscape Material Schedule | 6BKD2-BBA-30-ZZ-T-L-0010 | C02 | 17/12/25 |
| Boundary Retaining Wall Section Sheet 1 | 6BKD2-BWB-35-ZZ-D-S-6020 | C07 | 07/04/26 |
| Boundary Retaining Wall Section Sheet 2 | 6BKD2-BWB-35-ZZ-D-S-6021 | C03 | 08/04/26 |
| Detailed Elevations | 6BKD2-BBA-32-ZZ-D-A-3501 | C02 | 01/04/26 |
| General Arrangement Elevations | 6BKD2-BBA-32-ZZ-D-A-3001 | C09 | 01/04/26 |
| Roof Level Plan | 6BKD2-BBA-31-R1-D-A-2104 | C08 | 02/04/26 |
| Plant Room Plan | 6BKD2-BBA-31-R2-D-A-2105 | C06 | 02/04/26 |
| Covering Letter | Section 73 Note 31.03.26 | | 17/12/25 |
| Landscape strategy | Received by email 13/05/26 | - | 13/05/26 |

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 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.

The case officer requested further details of the proposed retaining walls and changes to the landscaping scheme during the application process so that their impact could be accurately assessed and the developer also submitted further changes, the addition of vehicle barriers, which were assessed during the application process.

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.

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: <http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](#)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

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 so that we can work on continually improving our customer service. Thank you.

Dated: 01-Jun-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, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/70/93475/W.

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

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

E-mail: dc.admin@kirklees.gov.uk

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