

**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:	2026/44/90381/E
Site Address:	Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Description:	Discharge of details reserved by conditions 5 (Landscape), 6 (retaining walls/structures), 16 (external lighting), 23 (Noise Impact Assessment) on previous permission 2023/90668 for demolition of existing buildings; erection and operation of single building comprising Sui Generis land use limited to 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: 09-Apr-2026

Officer report

Application: 2026/90381

Site: Grange Moor Coachworks, D W Williams, Barnsley Road, Grange Moor, Huddersfield, Kirklees, WF4 4DR

Proposal: Discharge of details reserved by conditions 5 (Landscape), 6 (retaining walls/structures), 16 (external lighting), 23 (Noise Impact Assessment) on previous permission 2023/90668 for demolition of existing buildings; erection and operation of single building comprising Sui Generis land use limited to 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 5: Landscape

5. Prior to the commencement of superstructure works, notwithstanding what is shown on the Landscape Strategy plan ref: ZLA_1386 rev E hereby approved, details (including sections and details of levels) of all the northwestern boundary treatments (adjacent to the approved building), and any retaining walls/structures shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate how the work shall be constructed and completed without adverse impact on the existing hedgerow outside the application site red line boundary. The development shall be implemented in accordance with the details so approved prior to the occupation of the hereby approved building and retained thereafter.

Reason: *In the interests of visual amenity, highways safety, biodiversity and to accord with Policies LP21, LP24 and LP30 of the Kirklees Local Plan and the National Planning Policy Framework.*

Submitted Details:

- Drawing L073-ACU-90-S1-ZZ-D-A-000002-C01 – CONDITION 5 - PROPOSED SITE PLAN WITH NORTH-WESTERN BOUNDARY TREATMENTS
- Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 – CONDITION 6 - PROPOSED SITE PLAN WITH BOUNDARY TREATMENTS AND SITE LEVELS
- Avie Consulting drawings:
 - L073-AVE-16-01-FN-D-S-000101-C02 – Retaining Walls Site Plan

- L073-AVE-16-01-FN-D-S-000111-C02 – Retaining Wall Details

- Acoustic fencing specification (Jakoustic Reflective system)
- Hedgerow protection plan ref: 2753

The submission has been reviewed by the Council's Landscape Officer, during an informal discussion and confirmed via email dated 02/04/2026, who has confirmed that details are sufficient.

Northwestern boundary treatment details (including levels and sections)

Drawings L073-ACU-90-S1-ZZ-D-A-000002-C01 and L073-ACU-90-S1-ZZ-D-A-000003-C02 provide adequate details of the northwestern boundary adjacent to the approved building. The plans clearly identify the relationship between the built form, boundary treatments and adjoining land, including existing and proposed levels, thereby satisfying the requirement for sectional and level detail.

Retaining walls and structural elements

The Avie Consulting drawings (000101-C02 and 000111-C02) provide detailed engineering information for the retaining walls required along the boundary. These drawings include construction methodology, dimensions and structural build-up, demonstrating that level changes can be accommodated wholly within the site without encroachment beyond the red line boundary.

Protection of the existing hedgerow (outside the red line boundary). The submitted details demonstrate a robust approach to hedgerow protection through:

- Provision of a minimum 1.5 metre buffer zone along the northwestern boundary (as shown on drawing C02);
- Adoption of no-dig / no-trench installation methods for boundary fencing (Jakoustic system);

The Council's Landscape Officer has reviewed these measures and confirms that the submitted details adequately safeguard the retained hedgerow and associated ecological value.

Construction methodology and avoidance of adverse impacts

The combination of spatial separation (buffer) and construction methodology demonstrates that the works can be undertaken without adverse impact on retained vegetation, thereby complying with Policy LP30 (biodiversity) and Policy LP24 (amenity).

Summarising the above, the submitted details:

- Provide full and precise information on boundary treatments, levels and structures;
- Demonstrate appropriate protection of the adjacent hedgerow;
- Have been reviewed and supported by the Landscape Officer with no outstanding concerns.

Concluding on the above, officers consider that the details submitted comply with the aims and objectives of condition 5. They are therefore recommended for approval. It is noted that condition 5 includes an ongoing requirement that the development to be implemented in accordance with the details so approved prior to the occupation of the hereby approved building and retained thereafter, which will be noted on the decision notice.

Condition 6: retaining walls/structures.

6. Prior to the commencement of superstructure works, details (including sections and details of levels) of all boundary treatments (other than those referred to in condition 5) and of any retaining walls/structures shall be submitted to and approved in writing by the Local Planning Authority. The details shall show how the work will be constructed and completed without adverse impact on the existing hedge rows/soft planting outside the application red line. The development shall be implemented in accordance with the details so approved prior to occupation of the hereby approved building and retained thereafter.

Reason: *In the interests of visual amenity, highways safety, biodiversity and to accord with Policies LP21, LP24 and LP30 of the Kirklees Local Plan and the National Planning Policy Framework.*

Submitted Details

- Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 – Boundary Treatments and Site Levels
- Retaining wall drawings:
 - L073-AVE-16-01-FN-D-S-000101-C02
 - L073-AVE-16-01-FN-D-S-000111-C02

The details have been reviewed by the Council's Structures Officer, who confirms that:

- The proposed retaining walls do not impact highway safety;
- The matter falls outside the remit of highway concern;

Assessment

Boundary treatments across the site

Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 provides a complete and coordinated plan of all boundary treatments, including fencing types, locations and relationships with the site layout. The drawing also clearly illustrates

existing and proposed site levels, ensuring that level changes and boundary interfaces are fully understood.

Retaining walls and structural details

The submitted Avie Consulting drawings provide sufficient detail in relation to retaining wall construction, including geometry, materials and installation. These confirm that the structures can be safely implemented without adverse impacts on adjacent land or infrastructure.

Impact on existing planting and land outside the site boundary

The submitted plans demonstrate that all boundary treatments are contained within the application site and designed to avoid impacts on adjoining vegetation. Where boundaries adjoin existing landscaping, separation distances and construction methods ensure no adverse impact.

Concluding on the above, the submitted information:

- Provides comprehensive details of all boundary treatments, levels and structures;
- Raised no concerns regarding visual amenity, residential amenity, or ecology;
- Has been reviewed by Structures Officer, who raises no objections;
- Demonstrates no adverse impact on surrounding land or vegetation.

Concluding on the above, officers consider that the details submitted complies with the aims and objectives of condition 6 and recommended for approval.

It is noted that condition 6 includes an ongoing requirement that the development shall be implemented in accordance with the details so approved prior to occupation of the hereby approved building and retained thereafter, which will be noted on the decision notice.

Condition 16: External Lighting Scheme

16. Before the installation of any external artificial lighting commences a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- *The proposed hours of operation of the lighting:*
- *The location of all the luminaires:*
- *The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated:*
- *The measures that shall be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site; and*
- *The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required. No*

external artificial lighting shall be used unless the lighting has been installed and operated in accordance with the approved scheme.

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

Submitted Details:

- External Lighting Statement (Acumen)
- Luminaire Layout Plan (Novo – 23861 – PC Specialist)
- Lighting Report (Novo – 23861 – PC Specialist)
- Lighting Schedule (Novo – 23861 – PC Specialist)
- Lighting Design Drawing P1948-NOV-XX-EX-DR-E-9605-T02
- Timelock / lighting control details (Novo datasheet)

The submission was reviewed by K.C. Environmental Health at the surgery meeting dated 19/02/2026. At that meeting the Environmental Health Officer confirmed that the details are acceptable.

Assessment

Lighting design and layout

The submitted luminaire layout plan clearly identifies the location, orientation and specification of all lighting units across the site. This enables a full assessment of light distribution and potential off-site impacts.

Illuminance levels and operational parameters

The lighting report and schedule confirm that the proposed illuminance levels are appropriate for the operational requirements of the site and are not excessive. The lighting statement also sets out operational hours consistent with site use.

Control of glare and light spill

The scheme incorporates directional luminaires and appropriate shielding to minimise glare and prevent light spill beyond the site boundary. The Environmental Health Officer has confirmed that there are no sensitive receptors adversely affected by the proposed lighting arrangement.

Control systems and operation

The inclusion of timelock and control systems ensures that lighting will only operate when required, thereby reducing unnecessary illumination and supporting sustainable development principles.

Concluding on the above the submitted lighting scheme:

- Addresses all requirements of the condition;
- Has been reviewed and accepted by Environmental Health;
- Ensures no unacceptable impact on neighbouring amenity.

The details submitted are acceptable and recommended for approval. Condition 16 will be satisfied provided the development is carried out and operated in complete accordance with these approved details.

Condition 23: Noise Impact Assessment

23. Before the development is brought into use, details of an acoustic barrier (as recommended in the Noise Impact Assessment authored by SRL dated 10/07/2023 ref: 81009-SRL-RPYA01- P2) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- *A plan showing the location of the barrier;*
- *The minimum height of the barrier relative to the adjacent ground level;*
and
- *The construction specification of the barrier including the barrier support structure, the barrier material, the minimum barrier thickness, the minimum density of the barrier material and the details where the barrier meets the ground.*

The development hereby approved shall not be brought into use until the construction of the approved acoustic barrier has been completed and the barrier shall be retained thereafter.

Reason: *To protect the amenity of nearby noise-sensitive receptors from noise or disturbance from noise generated by the development hereby approved, and to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and the National Planning Policy Framework.*

Submitted Details:

- Acoustic barrier specification (Jakoustic Reflective system);
- Boundary treatment plan L073-ACU-90-S1-ZZ-D-A-000003-C02
- Supporting technical documentation and detail drawings.

The submission was reviewed by K.C. Environmental Health at the surgery meeting dated 19/02/2026. At that meeting the Environmental Health Officer confirmed that the details are acceptable.

Assessment

Location of acoustic barrier

The submitted plan (plan L073-ACU-90-S1-ZZ-D-A-000003-C02) clearly identifies the position of the acoustic barrier along the northern boundary of the

site. This location aligns with the mitigation measures identified within the approved Noise Impact Assessment.

Barrier height and relationship to ground levels

The submitted details confirm a barrier height of 3 metres along the northern boundary, as shown on the approved boundary treatment plan. This height is considered appropriate to achieve effective noise attenuation.

Construction specification and performance

The Jakoustic Reflective system specification provides detailed information on:

- Material composition and acoustic performance;
- Structural support and installation method;
- Interface with ground and continuity of barrier.

These details are sufficient to ensure that the barrier will perform as required to mitigate noise impacts.

Compliance with noise mitigation objectives

The Environmental Health Officer has reviewed the submitted specification and confirmed that the proposed barrier is sufficient to mitigate noise impacts arising from the development.

In summary the submitted details:

- Provide full specification, siting and height of the acoustic barrier;
- Accord with the approved Noise Impact Assessment;
- Have been reviewed and accepted by Environmental Health.

The details are therefore sufficient to satisfy the requirements of condition 23 and are recommended for approval.

The condition has an ongoing requirement that the approved barrier on completion shall be retained thereafter, which will be noted on the decision notice.

CONCLUSION

The submitted details in respect of Conditions 5, 6, 16 and 23:

- Provide full technical information required by each condition;
- Have been subject to consultation with relevant technical officers (Landscape, Structures and Environmental Health), raising no concerns;
- Accord with relevant policies of the Kirklees Local Plan (LP21, LP24, LP30 and LP52) and the NPPF.

Recommendation: Approve details

Report dated: 09/04/2026

Recommended Decision Text

Condition 5: Landscape

You have submitted the following documents pursuant to condition 5.

- Drawing L073-ACU-90-S1-ZZ-D-A-000002-C01 – CONDITION 5 - PROPOSED SITE PLAN WITH NORTH-WESTERN BOUNDARY TREATMENTS
- Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 – CONDITION 6 - PROPOSED SITE PLAN WITH BOUNDARY TREATMENTS AND SITE LEVELS
- Avie Consulting drawings:
 - L073-AVE-16-01-FN-D-S-000101-C02 – Retaining Walls Site Plan
 - L073-AVE-16-01-FN-D-S-000111-C02 – Retaining Wall Details
- Acoustic fencing specification (Jakoustic Reflective system)
- Hedgerow protection plan ref: 2753

The submitted details provide full information in respect of the northwestern boundary treatments, including sections, levels and retaining structures. The details demonstrate that the proposed works can be constructed without adverse impact on the existing hedgerow outside the application site boundary, including the provision of a buffer zone and appropriate construction methods.

Accordingly, the submitted details are hereby approved.

It is noted that condition 5 includes an ongoing requirement that the development shall be implemented in accordance with the details so approved prior to the occupation of the hereby approved building and retained thereafter.

Condition 6: retaining walls/structures.

You have submitted the following documents pursuant to condition 6.

- Drawing L073-ACU-90-S1-ZZ-D-A-000003-C02 – Boundary Treatments and Site Levels
- Retaining wall drawings:
 - L073-AVE-16-01-FN-D-S-000101-C02
 - L073-AVE-16-01-FN-D-S-000111-C02

The submitted details provide comprehensive information in respect of all boundary treatments across the site, including levels and retaining structures.

The Council's Structures Officer has reviewed the submitted retaining wall details and confirms that the proposals do not impact on highway safety and raises no objections.

Officers are satisfied that the submitted details demonstrate that the boundary treatments can be implemented without adverse impact on adjacent land or vegetation. Accordingly, the submitted details comply with the requirements of Condition 6 and are hereby approved.

It is noted that condition 6 includes an ongoing requirement that the development shall be implemented in accordance with the details so approved prior to occupation of the hereby approved building and retained thereafter.

Condition 16: External Lighting Scheme

The following information has been submitted pursuant to condition 16:

- External Lighting Statement (Acumen)
- Luminaire Layout Plan (Novo – 23861 – PC Specialist)
- Lighting Report (Novo – 23861 – PC Specialist)
- Lighting Schedule (Novo – 23861 – PC Specialist)
- Lighting Design Drawing P1948-NOV-XX-EX-DR-E-9605-T02
- Timelock / lighting control details (Novo datasheet)

The submitted lighting scheme provides full details of luminaire locations, illuminance levels, hours of operation and control measures, including measures to minimise glare and light spill beyond the site boundary.

Officers are satisfied that the submitted details comply with the requirements of Condition 16 and they are hereby approved.

It is noted that condition 16 includes an ongoing requirement that no external lighting shall be installed other than in accordance with the approved scheme.

Condition 23: Noise Impact Assessment

You have submitted the following information pursuant to Condition 23:

- Acoustic barrier specification (Jakoustic Reflective system);
- Boundary treatment plan L073-ACU-90-S1-ZZ-D-A-000003-C02 - Proposed Site Plan with Boundary Treatments and Site Levels
- Supporting technical documentation and detail drawings.

The submitted details provide full information in respect of the location, height and construction of the acoustic barrier. The plans confirm that a 3 metre high acoustic barrier will be installed along the northern boundary of the site. The specification provides sufficient detail regarding materials, construction and installation to ensure effective noise attenuation.

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

Condition 23 has an on-going requirement that the development shall not be brought into use until the construction of the approved acoustic barrier has been completed and the barrier shall be retained thereafter.