

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:	2026/44/90932/E
Site Address:	Unit 800, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS
Description:	Discharge of details reserved by conditions 3 (CEMP), 7 CEMP (biodiversity), and 9 (EVC) on previous permission 2025/91202 for erection of three storey office extension, alteration of hard surfaced area to car park, with associated works including landscaping
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: 29-May-2026

Officer Report

Application: 2026/90932

Site: Unit 800, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS

Proposal: Discharge of details reserved by conditions 3 (CEMP), 7 CEMP (biodiversity), and 9 (EVC) on previous permission 2025/91202 for erection of three storey office extension, alteration of hard surfaced area to car park, with associated works including landscaping

Assessment

Condition 3 – Construction Environmental Management Plan (CEMP)

3. Prior to construction commencing, 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 will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.*
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction*
- Parking and management of staff vehicles during construction works*
- Parking for construction workers*
- Loading and unloading of plant and materials*
- Storage of plant and materials and*
- Signage*

Details of the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included. The agreed plan shall be adhered to throughout the construction of the development.

Reason: *To ensure and safeguard the amenities of the occupiers of nearby development is not unduly compromised, in accordance with part 15 of the National Planning Policy Framework and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.*

Submitted Details

- Construction Method Statement / Environmental Management Plan prepared by Stainforth Construction LLP, February 2026

Assessment

Noise and vibration arising from construction activities, including working hours and deliveries

Section 4.2 of the submitted Construction Method Statement confirms that neighbouring residents and businesses will receive advance notification of the works and the potential for noise and vibration. Complaints will be recorded within the Site Diary and managed by the Site Manager.

Section 3.7 confirms working hours of:

- 07:30–16:00 Monday to Friday
- 08:00–14:00 Saturdays

These hours are stated to apply to all operations including HGVs entering and leaving the site. Any requirement to work outside these hours would be subject to consultation with the Local Planning Authority.

The submitted information therefore addresses noise and vibration controls and restrictions on hours of working and deliveries.

This element of the condition is considered to have been met.

Dust arising from construction activities, including monitoring and recording emissions

Section 4.2.1 of the submitted document sets out detailed dust suppression and mitigation measures including:

- 10mph on-site speed restriction;
- sheeting of delivery vehicles;
- damping down haul roads and stockpiles during dry weather;
- monitoring weather conditions;
- temporary suspension of operations during exceptionally windy conditions where necessary;
- recording dust complaints within the Site Diary; and
- on-site monitoring of particulate matter (PM) levels.

The document therefore includes both mitigation and monitoring measures associated with dust emissions during construction.

This element of the condition is considered to have been met.

Parking and management of staff vehicles during construction works

Section 3.3 confirms that a dedicated compound area and contractor parking area will be provided within the site. The document also confirms that no off-site parking along the main road will be permitted.

This satisfactorily addresses the management of staff vehicles during construction.

This element of the condition is considered to have been met.

Parking for construction workers

The submitted compound layout drawing (on page 8) identifies contractor parking areas within the site compound. Sufficient spaces are considered to have been demonstrated

Section 3.3 further confirms that the car park will be used by site staff and visitors.

This element of the condition is considered to have been met.

Loading and unloading of plant and materials

The Construction Method Statement explains that access for construction traffic will be taken via Bretton Park Way through the existing car park area.

The submitted document also identifies dedicated storage and laydown areas within the site and confirms that material handling will occur within the site compound.

Whilst the submission does not contain a standalone loading/unloading method statement, officers consider sufficient operational detail has been provided regarding how loading and unloading activities will be managed within the site.

This element of the condition is considered to have been met.

Storage of plant and materials

Section 3.4 confirms that dedicated laydown and storage areas will be allocated within the site compound and that all contractors will be assigned designated storage locations. The document further confirms that no materials will be stored in unauthorised areas.

This element of the condition is considered to have been met.

Signage

Section 3.5 confirms that signage will be installed throughout the site including warning signage, construction notices and Considerate Constructors Scheme (CCS) contact information.

This element of the condition is considered to have been met.

Responsible person, contact details and communication arrangements

The submitted document identifies the Principal Contractor and Site Manager as responsible persons for implementation and monitoring of the CEMP. The document also confirms that local residents and businesses will receive advance notification of the works through a letter drop.

However, whilst responsible roles are identified, the document does not explicitly provide named contact details for the responsible person nor does it clearly specify how contact details will be communicated to residents and the Local Authority throughout the construction process.

Notwithstanding the above, giving due regard to the scale of the development and proportionality, along with the separation distance to third party dwellings, officers consider that the submitted information provides sufficient overall detail to discharge the condition given that the contractor and management arrangements are clearly identified and site contact information is required to be displayed on-site through CCS signage.

This element of the condition is therefore considered acceptable for the purposes of discharge.

In summary, the submitted Construction Method Statement / Environmental Management Plan provides sufficient detail regarding management of noise, dust, construction traffic, parking, storage, loading/unloading and site management arrangements during the construction phase.

Officers are satisfied that the submission broadly addresses all requirements of condition 3 and recommended for approval. It is noted that the Construction Environmental Management Plan must be adhered to throughout the construction period in accordance with the wording of the original condition.

Condition 7 – Construction Environmental Management Plan (Biodiversity)

7. No works shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities*
- b) Identification of "biodiversity protection zones"*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*
- i) Specific plans/documents to ensure the Pollution Prevention of watercourses and ponds near the site (using good practice guidance such as CIRIA C532), and*
- j) Mitigation / precautionary measures for the Sparrow Wood LNR.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *This pre commencement condition is required to ensure the interests of and to protect biodiversity during construction by avoiding direct impacts to protected species and to accord with Kirklees Local Plan Policy LP30 and guidance in the National Planning Policy Framework.*

Submitted Details

- Construction Environmental Management Plan (Biodiversity), prepared by Envirotech NW Ltd, dated 19/02/2026
- Ecology consultation response dated 07/04/2026

Bullet Point Assessment

a) Summary of potentially damaging activities

Section 2 of the CEMP identifies potentially damaging construction activities including accidental damage to vegetation, disturbance to mammals, lighting impacts, dust and runoff, fuel spills and disturbance near Sparrow Wood LNR.

This element of the condition has been met.

b) Identification of biodiversity protection zones

Section 3 and Figure 2 identify biodiversity protection zones (BPZ1–BPZ3), including retained vegetation and areas adjacent to Sparrow Wood LNR.

This element of the condition has been met.

c) Practical measures to avoid or reduce impacts

Section 4 sets out practical mitigation measures including:

- protective fencing;
- no storage within BPZs;
- restrictions on lighting;
- ecological toolbox talks;
- excavation safeguards; and

- sensitive working practices.

This element of the condition has been met.

d) Location and timing of sensitive works

Section 5 identifies restrictions relating to vegetation clearance, nesting bird season, excavations and ecological lighting installation.

This element of the condition has been met.

e) Ecological supervision requirements

Section 6 confirms ecological supervision during vegetation clearance, initial groundworks and installation of biodiversity enhancement features.

This element of the condition has been met.

f) Responsible persons and lines of communication

Section 7 identifies the developer, principal contractor, site manager and ecologist together with their responsibilities and communication procedures.

This element of the condition has been met.

g) Role and responsibilities of Ecological Clerk of Works

Section 8 sets out the role of the ECoW including toolbox talks, inspections, nesting bird checks, ecological advice and liaison with the Local Planning Authority.

This element of the condition has been met.

h) Protective fencing, exclusion barriers and signage

Section 9 confirms installation of Heras fencing, tree protection fencing and ecological warning signage.

This element of the condition has been met.

i) Pollution prevention measures

Section 10 includes pollution prevention measures in accordance with CIRIA guidance including:

- bunded fuel storage;
- spill kits;
- drip trays;
- wheel washing; and
- restrictions on contaminated water discharge.

This element of the condition has been met.

j) Mitigation / precautionary measures for Sparrow Wood LNR

Section 11 includes precautionary measures relating to Sparrow Wood LNR including:

- dust suppression;
- restriction of lighting spill;
- contractor briefing; and
- preventing access from the site to the LNR.

This element of the condition has been met.

The Council's Ecology Officer has reviewed the submitted CEMP and, in their comments dated 07/04/2026, confirmed:

"The CEMP has been reviewed. It is acceptable and in line with the requirements of the condition. Condition 7 is met."

The submitted Construction Environmental Management Plan (Biodiversity) satisfactorily addresses all requirements of condition 7.

Officers therefore consider that the details comply with the requirements of the condition and recommended for approval. It is noted that condition 7 includes an ongoing requirement that the approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority, which will be noted on the decision notice.

Condition 9 – Electric Vehicle Charging Scheme

9. Prior to commencing the superstructure of the hereby approved extension, a scheme outlining the specific facilities for charging electric vehicles, other ultra-low emission vehicles for parking at the premises and details of when these shall be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall meet the minimum requirements in the current West Yorkshire Low Emission Strategy (WYLES) document to provide 10% of parking spaces which may be phased with 5% initial provision and the remainder within 5 years of occupation. The approved facilities must be installed in accordance with the approved details and timescales and retained for use thereafter.

Reason: *In the interest of supporting and encouraging low emission vehicles, 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*

Submitted Details

- EV Charging Scheme drawing ref. 2467 P1, amended 22/05/2026
- EVCP details ref: APEX-7.3kW-Datasheet- Tethered & Untethered - Technical Specifications

Assessment

Condition 9 requires submission of a scheme outlining:

- the specific facilities for charging electric vehicles and ultra-low emission vehicles;
- details of when the facilities shall be incorporated into the development; and
- provision in accordance with the current West Yorkshire Low Emission Strategy (WYLES), requiring 10% of parking spaces, which may be phased with 5% initial provision and the remainder within 5 years of occupation.

The approved planning permission confirms that the development would provide a total of 290 parking spaces, with 50 new spaces attributed to the application. Accordingly:

- the full 10% WYLES requirement would equate to 29 EV charging spaces; and
- the minimum phased 5% initial provision would equate to approximately 15 EV charging spaces.

The submitted EV Charging Scheme drawing ref. 2467 P1 identifies:

- 5 existing EV charging bays;
- 10 new proposed EV charging bays; and
- 14 future proposed EV charging bays,

resulting in a total of 29 EV charging spaces.

The submitted scheme, as amended therefore complies with the quantitative requirements of condition 9 and the current WYLES guidance.

The submitted details further confirm that the proposed charging infrastructure would comprise Apex 7.3kW Pro Earth Wall AC Chargers. The accompanying technical specification datasheet confirms that the charging units are 7.3kW chargers with Type 2 charging capability together with integrated safety and operational features including over-current protection, surge protection and residual current protection.

Regarding the implementation timescales, the amended drawing identifies:

- 15 EV charging spaces available upon completion of the development comprising the 5 existing bays and 10 new proposed bays; and
- a further 14 future proposed EV charging bays.

Officers are satisfied that the submitted details therefore provide the minimum 5% initial provision required by the condition and demonstrate how the remaining provision necessary to achieve the full 10% requirement would be incorporated. Subject to the remaining 5% being incorporated within 5 years of from occupation of the extension (as confirmed via the email dated 22/05/2026) and thereafter retained for use in accordance with the approved details the requirements of condition 9 will be met.

It is noted that condition 9 includes an ongoing requirement that the approved facilities must be installed in accordance with the approved details and timescales and retained for use thereafter, which will be reflected on the decision notice.

Officers therefore consider that the submitted details comply with the requirements of condition 9 and recommend that the condition be discharged.

Recommendation: Discharge all 3 conditions

Report date: 29/05/2026

Recommended Decision text

Condition 3 – Construction Environmental Management Plan (CEMP)

The following information has been submitted pursuant to condition 3

- Construction Method Statement / Environmental Management Plan prepared by Stainforth Construction LLP, February 2026

The submitted details are considered sufficient to satisfy the requirements of condition 3 and are hereby approved.

The approved Construction Environmental Management Plan shall be adhered to throughout the construction phase of the development in accordance with the requirements of condition 3 of planning permission 2025/91202.

Condition 7 – Construction Environmental Management Plan (Biodiversity)

The following information has been submitted pursuant to condition 7

- Construction Environmental Management Plan (Biodiversity), prepared by Envirotech NW Ltd, dated 19/02/2026
- Ecology consultation response dated 07/04/2026

The submitted details are considered sufficient to satisfy the requirements of condition 7 and are hereby approved.

For the avoidance of doubt, in accordance with the ongoing requirement of the condition, the approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Condition 9 – Electric Vehicle Charging Scheme

The following information has been submitted pursuant to condition 9

- EV Charging Scheme drawing ref. 2467 P1, amended 22/05/2026
- EVCP details ref: APEX-7.3kW-Datasheet- Tethered & Untethered - Technical Specifications

The submitted details are considered sufficient to satisfy the requirements of condition 9 and are hereby approved.

The approved electric vehicle charging facilities shall be installed in accordance with the approved details and timescales. This shall include the provision of the initial 5% electric vehicle charging provision upon completion/occupation of the approved extension, with the remaining electric vehicle charging provision necessary to achieve the full 10% requirement to be installed within 5 years of occupation of the extension and retained for use thereafter in accordance with the requirements of condition 9 of planning permission 2025/91202.