



Minerals and Waste Planning
Environmental Permitting
Quarry Consultant

**A FULL PLANNING APPLICATION FOR THE CONSTRUCTION AND USE OF AN
ELECTRICITY SUBSTATION AND SWITCHGEAR ROOM
AT TEMPLE QUARRY, LILLEY LANE, GRANGE MOOR, HUDDERSFIELD**

**SUBMITTED ON BEHALF OF
MONE BROTHERS EXCAVATIONS LTD
ALBERT ROAD, MORLEY, LEEDS LS27 8RU**

SUPPORTING STATEMENT

MAY 2026

Contents

	PAGE
SUPPORTING STATEMENT	
1 INTRODUCTION	1
2 THE PROPOSED STRUCTURES	2
3 DESIGN AND ACCESS STATEMENT	3
4 FLOOD RISK ASSESSMENT	3
5 PLANNING POLICY	3
8 CONCLUSION	7

LIST OF DRAWINGS

Drawing 10244A/02	SITE PLAN
Drawing 10244A/03	SITE PLAN DETAIL
Drawing C1063405 Rev A	ELEVATIONS AND FLOOR PLAN

1. INTRODUCTION

- 1.1 We are instructed by Mone Brothers Excavations Ltd (“the Applicant”) to produce a planning statement in support of a full planning application for the construction and use of an electricity substation and switchgear room at Temple Quarry, Lilley Lane, Grange Moor, Huddersfield (“the Site”). The Substation and switchgear room are required to supply electricity to the Wash Plant on the site which is under construction within Temple Quarry. The Wash Plant planning permission is reference 2024/62/91904/E dated 20/12/2024. The planning permission under which Temple Quarry operates is 2019/70/93371/E0 dated 31/05/2023.
- 1.2 The addition of the substation and switchgear room will enable the Wash Plant to be powered by electricity rather than fossil fuels. The purpose of the Wash Plant will be to enable the Applicant to manufacture clean aggregate and soils from imported waste materials and to recover stone and soils from historic opencast and quarry discards.
- 1.3 The Site and its locality are shown on Drawing 10244A/02 and in Figure 1 following:

Figure 1

Google Earth Image showing the Site in its setting

The Temple Monument B6116 Lilley Lane Access



Quarry Planning Permission Boundary Substation/Switchgear Location

Wash Plant Permission Boundary

- 1.4 Drawing 10244A/03 shows the location of the substation and switchgear room at a smaller scale. The planning application covers an area of 86m², is sited at the side of the Quarry access and will be serviced by the access road entirely within the main Quarry planning permission area.
- 1.5 The chosen location for the Substation and Switchgear Room is an open unvegetated area at the side of the access road. It is hidden from external view by trees and shrubs on the slope down to the B6116 Liley Lane. The chosen location is shown on Figure 2 below.

Figure 2 The location



- 1.6 Mone Brothers Excavations Ltd is an independent family run business that has been providing landscaping products, building materials, natural stone and garden materials for over 55 years. The company owns Blackhill Quarry in north Leeds where it recycles construction waste using a similar wash plant to that proposed for Temple Quarry.

2 THE PROPOSED STRUCTURES

- 2.1 The Substation and Switchgear would be housed within metal cabins similar to the one shown in Figure 3 following:
- 2.2 Drawing C1063405 Rev A shows elevations and a plan view of the cabin. They would stand 2.4m high and would be 3.9m by 3.9m. Each would stand on a concrete pad set back 1.5m from the edge of the access roadway.
- 2.3 The external panels and roof would be coloured dark green.

Figure 3 The proposed Substation and Switchgear cabins.



3 DESIGN AND ACCESS STATEMENT

- 3.1 The criteria for design and access statements are set out in The Town and Country Planning (Development Management Procedure) England (Amendment) Order 2013. Such statements are not required for waste developments.

4 FLOOD RISK ASSESSMENT

- 4.1 As the area covered by the planning permission is less than 1 hectare in extent, a formal Flood Risk Assessment is not required.

5 PLANNING POLICY

National and Local Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the statutory development plan consists of The Kirklees Local Plan (2019).
- 5.2 In addition, National policy as set out in the National Planning Policy Framework 2023 (Framework) is an important material consideration.

The National Planning Policy Framework (2024)

- 5.3 The NPPF sets out the purpose of the planning system as contributing to the achievement of sustainable development.

Sustainable Development

- 5.4 A definition of sustainable development is set out in paragraph 7 of the Framework and is taken from the World Commission on Environment and Development in 1987:

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The Framework describes the three dimensions to sustainable development as economic, social and environmental, and seeks positive improvements in the quality of the built, natural and historic environment.

- 5.5 Paragraph 8 defines the three roles of the planning system as an economic role:

“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure”

a social role:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”

and an environmental role:

“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”

- 5.6 Paragraph 11 sets out the presumption in favour of sustainable development, which for decision-taking means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

5.7 Section 6 of the Framework deals with building a strong, competitive economy. Paragraph 85 notes that *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."* Paragraph 87 goes on to state that "Planning policies and decisions should enable...a) the sustainable growth and expansion of all types of business in rural areas.

5.8 Mone Brothers Excavations Ltd is a well-established business in West Yorkshire and provides employment opportunities for local people. The new wash plant would support existing levels of employment and assist Kirklees to increase waste recycling rates.

- The use of electricity as the source of power for the wash plant is essential to avoid the use of fossil fuels, a much less sustainable source.

As a sustainable development, the Framework presumption in favour should apply.

The Green Belt

5.9 The Site is located in the Green Belt. The Framework in paragraph 154, notes that development in the Green Belt is inappropriate unless it falls within a number of exceptions, which include mineral extraction and engineering operations. The use of land for the management and disposal of waste is not included as a not inappropriate use, but in this case is a means of restoring a mineral working to a beneficial use. The site also already has the benefit of a planning permission for waste recycling.

5.10 Paragraph 143 of the Framework sets out the five purposes of including land in the Green Belt. These are:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

The proposed development does not conflict with any of these purposes.

- 5.11 In dealing with openness, spatial as well as visual impacts are essential considerations. Spatial impacts relate to the absence of development, and the site will remain undeveloped after restoration has taken place. There will therefore be no spatial impact arising from the proposed scheme.
- 5.12 The conclusion can be drawn that the proposed development does not adversely affect the openness of the Green Belt or any of the purposes of including land within it. The proposed development is therefore appropriate for its location.

The Kirklees Local Plan 2019

- 5.13 The Site is an active Quarry and Landfill, allocated for minerals extraction in the Local Plan. It is also shown as a waste safeguarded area. Planning permission has been granted for the Wash Plant as a means of recycling construction waste. This application seeks permission to provide the infrastructure necessary to enable the Wash Plant to be powered by electricity, a sustainable power source and one which avoids the use of fossil fuels.
- 5.14 Proposals for waste management facilities should also demonstrate that a range of environmental impacts have been fully considered and satisfactorily addressed in this case, the chosen location is free of vegetation and is well concealed from external view. The proposed structures will therefore have no environmental impact on the locality.
- 5.15 Chapter 19 covers Green Belt and Open Space and the area around and including the Quarry lies within the Green Belt as shown on the Plan Policies Map.
- 5.16 As noted in the National Planning Policy Framework, mineral working is not an inappropriate development in the Green Belt, providing that openness is preserved and there is no conflict with the purposes of including land within it. These principles are set out in paragraphs 19.6 to 19.8 of the Local Plan. Recycling and the use of waste to fill the Quarry workings are an integral part of this mineral working, and the existence of planning permission for both activities reflects this.
- 5.17 Provision has been made for the restoration of the quarry when any plant and equipment would have to be removed from the Site. The development is therefore not permanent and as a temporary use of land, it would be restored in accordance with an agreed detailed restoration scheme with aftercare management.
- 5.18 In terms of the openness of the Green Belt, the Quarry lies on the top of a ridgeline extending northward from Grange Moor. The chosen location is invisible from the area beyond the Quarry boundary.

- 5.19 In dealing with openness, spatial as well as visual impacts are essential considerations. Spatial impacts relate to the absence of development, and the site will remain undeveloped after restoration has taken place. There will therefore be no spatial impact arising from the proposed scheme.
- 5.20 The conclusion can be drawn that the proposed development does not adversely affect the openness of the Green Belt nor any of the purposes of including land within it.
- 5.21 However, without prejudice to the above position, even if this was considered inappropriate development in the Green Belt, there are very special circumstances which, on balance, would justify the granting of this permission. This includes that the existing Quarry has been allocated for mineral extraction and safeguarded for landfill in the Local Plan. Planning permission for the recycling of imported waste and the Wash Plant has already been granted.
- 5.22 Any harm to the openness of the Green Belt resulting from the proposal, would be clearly outweighed by other considerations including the provision of electrical power for the Wash Plant as the most sustainable power source available.

Policy Conclusions

- 5.23 Overall, therefore, the Local Plan is fully supportive of the proposed development which helps build a strong, responsive and competitive economy. The activity can be operated without causing unacceptable harm to amenity. This can be classed as sustainable development and a presumption in favour should apply.

6 CONCLUSION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Government's National Planning Policy Framework also sets a presumption in favour of sustainable development at the heart of the planning system whilst maintaining the need to accord with the Development Plan.
- 6.2 The provision of electricity to power the Wash Plant provides a sustainable power source and avoids the use of fossil fuels.
- 6.3 The Development Plan contains a number of policies against which a subjective professional judgement on compliance has to be made. This appraisal has demonstrated that the proposed development is fully in compliance with key

MWP Planning

Development Plan policies, is classed as a sustainable development and that the benefits outweigh any harm caused.

- 6.4 It is therefore respectfully requested that planning permission be granted to enable the development to proceed as set out in this application.