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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2026/70/91758/E

To: David Staniland
BDP
PO Box 85
11, Ducie Street
Piccadilly Basin
Manchester
M1 2JB

For: Kirklees Council

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 CONDITIONS 2 (PLANS), 14 (CONSTRUCTION TRAFFIC ACCESS), 15 (GATES AND FANLIGHTS), 16 (HANGING SIGNAGE), 17 (ROOF COLOUR SCHEME), 19 (M&E DETAILS), 20 (ROOF EDGE PROTECTION), 21 (TRICKLE VENTS), 22 (HISTORIC FLOOR FINISH ON 2ND FLOOR) AND 23 (ARCHAEOLOGICAL RECORDING) OF PREVIOUS PERMISSION 2023/91134 FOR VARIATION OF CONDITION 2 (PLANS) OF PREVIOUS PERMISSION 2021/93190 FOR ALTERATIONS TO THE BUILDING AND MATERIAL CHANGE OF USE OF UNITS TO FLEXIBLE USES FALLING WITHIN USE CLASSES E (A), (B), (C), (D), (G(I)), (G(III)), PUBLIC HOUSE/WINE BAR/DRINKING ESTABLISHMENT (LISTED BUILDING WITHIN A CONSERVATION AREA)

At: 1-22, THE ARCADE, 14 & 16, CORPORATION STREET, 23 & 25, MARKET PLACE, DEWSBURY, WF13 1QG

In accordance with the plan(s) and applications submitted to the Council on 24-Jul-2026 [together with those plans and application(s) submitted to the Council on 13-Aug-2021 and incorporated into planning permission 2021/93190 granted on 04-Mar-2022, and those plans and application(s) submitted to the Council on 17-Apr-2023 and incorporated into planning permission 2023/91134 granted on 23-Jun-2023] and subject to the condition(s) specified hereunder:-

1. DELETED – 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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP7, LP13, LP18, LP21, LP24, LP28, LP35, LP52 and LP53 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Notwithstanding the plans hereby approved, only units 1, 2, 23, 24, 25, 26, 27, 28, 29 and 30 as shown on the submitted proposed floor plans (drawing numbers: 1705-BDP-AD-00-PL-A-20001- Rev T02; 1705-BDP-AD-01-PL-A-20001- Rev T02; 1705-BDP-AD-02-PL-A-20001- Rev T02 and 1705-BDP-AD-03-PL-A-20001- Rev T02) shall benefit from the hereby approved public house/wine bar/drinking establishment (Sui Generis) use.
Reason: To ensure the vitality of the Dewsbury Town Centre by avoiding dominance of non-retail uses and to avoid material harm on neighbouring noise-sensitive premises as required by Local Plan policies LP13, LP18, LP24 and LP52 and National Decision-Making Policies TC2, DP3 and P3 of the National Planning Policy Framework.

4. Notwithstanding the plans hereby approved, the ground floor units shall not be occupied by uses falling within use Class E (G) iii (industrial process) of the Town and Country Planning (Use Classes) Order 1987 (as amended).
Reason: In the interests of ensuring and retaining a strong retail core in the designated town centre and primary/secondary shop frontages and to accord with Local Plan policy LP13 and National Decision-Making Policy TC2 of the National Planning Policy Framework.

5. The use hereby permitted shall not be open to customers outside the hours of:

- Use Class E - 08:00 to 22:00 hrs every day
- Public house/wine bar/drinking establishment (Sui Generis) use - 10:00 to 00:00 hrs every day.

There shall be no deliveries to or dispatches from the premises outside these hours. No deliveries shall take place on Sundays or Bank Holidays.
Reason: To ensure that the proposed use(s) do(es) not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, and to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and National Decision-Making Policies DP3 and P3 of the National Planning Policy Framework.

6. Before food cooking commences details of the proposed kitchen extract re-circulation systems shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:

- Details of the amount and type of food that will be cooked;
- Details of the proposed methods of odour control;
- Details of the major components of the proposed re-circulation extract system;
- The noise mitigation measures that will be incorporated in the extract system and details of the likely resulting noise levels that will be caused by operation of the extract system, in particular how loud it will be at nearby noise sensitive locations; and
- The proposed ongoing maintenance schedule that will carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.

Before food cooking commences the approved extract system shall be installed and thereafter retained and maintained in accordance with the approved details.
Reason: To ensure the proposed development does not cause harmful odour nuisance or pollution within either a public area or at neighbouring premises, in the interest of amenity, and to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and National Decision-Making Policies DP3 and P3 of the National Planning Policy Framework.

7. Before food cooking commences details for a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish washing areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity and environmental wellbeing, and to accord with Policies LP24 and LP28 of the Kirklees Local Plan and National Decision-Making Policy P3 of the National Planning Policy Framework.

8. Where entertainment events take place more than once per week or continue beyond 23:00 hrs, entertainment noise (e.g. noise from amplified and non-amplified music, singing and speech) at the premises shall be controlled so as to be inaudible inside the nearest residential premises, inaudibility being defined as:

- if the external LAeq, (1min) (of the music etc. noise) at the façade of the nearest residential premises is not greater than the external LA90 (of the background with no music etc. noise) at the façade of the nearest residential premises, and
- if the external L10 (5min) (of the music etc. noise) at the façade of the nearest residential premises is not greater than the external L90 (of the background with no music etc. noise) in each 1/3rd octave band between 40Hz and 160Hz at the façade of the nearest residential premises.

Where entertainment events take place more than 30 times per year, not more than once in a single week and ends by 23:00 hrs, entertainment noise (e.g. noise from amplified and non-amplified music, singing and speech) at the premises shall be controlled such that:

- the external LAeq, (1min) (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external LA90 (of the background with no music etc. noise) by more than 5 dB at the façade of the nearest residential premises, and
- the external L10 (5min) (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external L90 (of the background with no music etc. noise) by more than 5 dB in each 1/3rd octave band between 40Hz and 160Hz at the façade of the nearest residential premises.

Where entertainment events take place up to 30 times per year, suitable alternative external noise limits will be allowed based on the criteria set out in the 'Code of Practice on Environmental Noise Control at Concerts' (Noise Council, 1995).
Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, and to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and National Decision-Making Policies DP3 and P3 of the National Planning Policy Framework.

9. 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 background sound level at any time when measured at the window of any residential noise sensitive receptor, whereby "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, and to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and National Decision-Making Policies DP3 and P3 of the National Planning Policy Framework.

10. Any external artificial lighting shall be installed in accordance with the design intent provided in the Lighting Report in the Appendix of the Design and Access Statement by BDP (ref: 1705-BDP-AD-XX-RG-Z-00003) (dated: 9th August 2021). Prior to their installation, details of any additional external artificial lighting, not provided within the Lighting Report, shall be submitted to and approved in writing by the LPA. The installed external artificial lighting shall be operated thereafter in accordance with the approved scheme.
Reason: To safeguard the amenities of the occupiers of nearby properties and to promote sustainable development in accordance with National Decision-Making Policies DP3 and P3 of the National Planning Policy Framework and Policies LP24 and LP52 of the Kirklees Local Plan.

11. In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during development, 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 two working days. Groundworks in the affected area shall not recommence until either:

- a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority; or

- the Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been 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.

12. Construction related activities shall not take place outside the hours of:

- 07:30 to 18:30 hrs, Mondays to Fridays
- 08:00 to 13:00 hrs, Saturdays

With no noisy activities on Sundays or Public Holidays
Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with National Decision-Making Policies DP3 and P3 of the National Planning Policy Framework and Policies LP24 and LP52 of the Local Plan.

13. Prior to their installation, details of suitable storage, bin presentation points and access for collection of wastes from the premises hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.
Reason: In the interests of amenity and highway safety and to meet the requirements set out in Kirklees Local Plan Policy LP24 part d(vi).
This pre-commencement condition is required as waste storage and collection arrangements may impact upon layout matters which may be difficult to resolve retrospectively.

14. All construction arrangements for the development shall be carried out in complete accordance with the following details, approved under Discharge of Condition application 2024/90504, throughout the period of construction:

- Covering Letter ref DS/P3001705/DS
- Construction Approach and Delivery Plan – Dewsbury Market 2024

Reason: To ensure construction traffic does not cause harm to highway safety, and to ensure the safe use of the site at all times, in accordance with Kirklees Local Plan Policies LP21 and LP24 and National Decision-Making Policies TR3 and TR6 of the National Planning Policy Framework.

15. The decorative gates and fanlights to each end of the arcade, and the central stairway gates, shall be installed in complete accordance with the following details, including with regard to their design, colour and fixing methods:

- Units 8 & 11 Internal Gates General Arrangement drawing number: 24102-DR-C-0101 Rev P02;

- General Arrangement Corporation Street Entrance drawing number: 24102-DR-T-0200 Rev P05;
- General Arrangement Market Place Entrance drawing number: 24102-DR-T-0202 Rev P12.

The development shall thereafter be retained in accordance with those details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

16. The hanging signage within the arcade shall be implemented in full accordance with the following details, approved under Discharge of Conditions application 2024/92386:

- Hanging Signage drawing number: 1705-BDP-AD-00-DT-A-20005 Rev C01.

The hanging signage within the arcade shall thereafter be retained in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

17. The colour scheme of the central arcade roof, including metalwork and joinery, shall be implemented in full accordance with the following details, approved under Discharge of Conditions application 2024/92386:

- Roof Truss Colour Scheme drawing number: 1705-BDP-AD-RF-DT-A-27001 Rev C01.

The colour scheme of the central arcade roof, including metalwork and joinery, shall thereafter be retained in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

18. Prior to their installation, details (specification and plans) of the ventilation louvres in the rear upper floor sash windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

19. The M&E installations and fittings for the development shall be implemented in full accordance with the following details:

- Dewsbury Arcade – Lighting Schedule document number: 1705-BDP-AD-XX-SH-E-00001 Rev C01, dated 28/03/2024;
- Electric Panel Heaters specification (VWG Mechanical) Rev 01, dated 28/03/25;

- Over Door Heaters specification (VWG Mechanical) Rev 01, dated 28/03/25;
- Level 00 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-00-PL-E-61001 Rev C01;
- Level 01 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-01-PL-E-61001 Rev C01;
- Level 02 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-02-PL-E-61001 Rev C01;
- Level 03 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-03-PL-E-61001 Rev C01;
- Level 00 Proposed Lighting Systems drawing number: 1705-M&R-AD-00-PL-E-63001 Rev C02;
- Level 01 Proposed Lighting Systems drawing number: 1705-M&R-AD-01-PL-E-63001 Rev C02;
- Level 02 Proposed Lighting Systems drawing number: 1705-M&R-AD-02-PL-E-63001 Rev C02;
- Level 03 Proposed Lighting Systems drawing number: 1705-M&R-AD-03-PL-E-63001 Rev C02;
- Level 00 Heating & Cooling Systems drawing number: CT308-M01 Rev A;
- Level 01 Heating & Cooling Systems drawing number: CT308-M02 Rev A;
- Level 02 Heating & Cooling Systems drawing number: CT308-M03 Rev A;
- Level 03 Heating & Cooling Systems drawing number: CT308-M04 Rev A.

The M&E installations and fittings shall thereafter be retained in accordance with the details hereby approved.

No further M&E installations or fittings shall be installed (including service ducts, risers, radiators and lighting), other than those shown on the drawings hereby approved, unless and until details of those installations and/or fittings (specifications and plans) have first been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details thereby approved and retained as such thereafter.

Reason: To ensure that no damage occurs to important historic detailing, including decorative floor and wall finishes, to ensure external architectural details and the character and significance of the building are maintained, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

20. The roof edge protection and perimeter details shall be implemented in full accordance with the following details:

- Mansafe Setting Out drawing number: 014852-GA-01- Rev P02
- Ladder 01 Setting Out drawing number: 014852-GA-02- Rev P02
- Ladder 02 Setting Out drawing number: 014852-GA-03- Rev P02

The roof edge protection and perimeter details shall thereafter be retained in accordance with the details hereby approved.

Reason: To demonstrate that the visual impact has been kept to a minimum and no damage will be caused to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and

LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

21. The trickle vents for the sash windows shall be implemented in full accordance with the following details, approved under Discharge of Conditions application 2024/92386.

- Window Trickle Vents drawing number: 1705-BDP-AD-XX-DT-A-31104 Rev C01.

The trickle vents for the sash windows shall thereafter be retained in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

22. The decorative historic floor finish on the second floor shall be conserved, retained and displayed in accordance with the following details:

- Historic Floor Finish Installation drawing number: SK-074
- Covering letter from BDP, reference: DS\P3001705, dated 23-07-2026, stating that *"The proposal is to retain and display a section of the decorative historic floor in a frame (as per the Historic Floor Finish Installation plan) close to its original location (in Unit 29)."*

The decorative historic floor finish on the second floor shall thereafter be conserved, retained and displayed in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

23. The programme of archaeological recording for the development shall be carried out by an appropriately qualified and experienced archaeological consultant or organisation in complete accordance with the following details, approved under Discharge of Conditions application 2024/90165:

- The Arcade, Dewsbury. Archaeological Watching Brief: Written Scheme of Investigation, Version 1.2, dated 19/02/2024.

Reason: To record and advance understanding of significance of heritage assets and to make adequate provision for excavation and recording before or during development in accordance with National Decision-Making Policy HE10 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

NOTE: The developer is advised that separate approval is also likely to be required for the works under other legislative regimes, including Environmental Health legislation and the Building Regulations, including with regard to matters of fire safety. The approval of details as part of this planning permission does not imply compliance with other relevant regulations, including the Building Regulations, in those regards.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2019. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

NOTE: 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 the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: Detailed advice is available in "Control of Odour and Noise from Commercial Kitchen Exhaust Systems" by EMAQ Sep 2018 which is an update of "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" by DEFRA 2005.

NOTE: It is recommended that prior to development commencing the applicant should contact the Food Safety Team of Environmental Services to arrange an advice visit to discuss food safety and hygiene requirements including an appropriate layout. The Food Safety team can be contacted on 01484 22100 (ask for food safety) or by email at food.safety@kirklees.gov.uk.

Plans and specifications schedule:

Plan Type	Plan Reference	Version	Date Received
Plans approved under Section 73 application reference: 2026/91758			
Site Plan as Proposed	1705-BDP-AD-SL-PL-Z-00003-	T02	26/06/2026
Ground Floor Removals Plan	1705-BDP-AD-00-PL-A-20002-	T02	26/06/2026
First Floor Removals Plan	1705-BDP-AD-01-PL-A-20002-	T02	26/06/2026
Second Floor Removals Plan	1705-BDP-AD-02-PL-A-20002-	T02	26/06/2026
Third Floor Removals Plan	1705-BDP-AD-03-PL-A-20002-	T02	26/06/2026
Ground Floor GA Plan as Proposed	1705-BDP-AD-00-PL-A-20001-	T02	26/06/2026

Plan Type	Plan Reference	Version	Date Received
First Floor GA Plan as Proposed	1705-BDP-AD-01-PL-A-20001-	T02	26/06/2026
Second Floor GA Plan as Proposed	1705-BDP-AD-02-PL-A-20001-	T02	26/06/2026
Third Floor GA Plan as Proposed	1705-BDP-AD-03-PL-A-20001-	T02	26/06/2026
Roof GA Plan as Proposed	1705-BDP-AD-RF-PL-A-27001-	P02	26/06/2026
North Elevation	1705-BDP-AD-XX-EL-A-20001-	T02	26/06/2026
East Elevation	1705-BDP-AD-XX-EL-A-20003-	T02	26/06/2026
West Elevation	1705-BDP-AD-XX-EL-A-20004-	T02	26/06/2026
Section AA	1705-BDP-AD-XX-SE-A-20001-	T02	26/06/2026
Section BB	1705-BDP-AD-XX-SE-A-20002-	T02	26/06/2026
Units 8 & 11 Internal Gates General Arrangement	24102-DR-C-0101	P02	26/06/2026
General Arrangement Corporation Street Entrance	24102-DR-T-0200	P05	26/06/2026
General Arrangement Market Place Entrance	24102-DR-T-0202	P12	26/06/2026
Level 00 Proposed Electrical Distribution Systems	1705-M&R-AD-00-PL-E-61001	C01	26/06/2026
Level 01 Proposed Electrical Distribution Systems	1705-M&R-AD-01-PL-E-61001	C01	26/06/2026
Level 02 Proposed Electrical Distribution Systems	1705-M&R-AD-02-PL-E-61001	C01	26/06/2026
Level 03 Proposed Electrical Distribution Systems	1705-M&R-AD-03-PL-E-61001	C01	26/06/2026

Plan Type	Plan Reference	Version	Date Received
Level 00 Proposed Lighting Systems	1705-M&R-AD-00-PL-E-63001	C02	26/06/2026
Level 01 Proposed Lighting Systems	1705-M&R-AD-01-PL-E-63001	C02	26/06/2026
Level 02 Proposed Lighting Systems	1705-M&R-AD-02-PL-E-63001	C02	26/06/2026
Level 03 Proposed Lighting Systems	1705-M&R-AD-03-PL-E-63001	C02	26/06/2026
Level 00 Heating & Cooling Systems	CT308-M01	A	26/06/2026
Level 01 Heating & Cooling Systems	CT308-M02	A	26/06/2026
Level 02 Heating & Cooling Systems	CT308-M03	A	26/06/2026
Level 03 Heating & Cooling Systems	CT308-M04	A	26/06/2026
Mansafe Setting Out	014852-GA-01-	P02	26/06/2026
Ladder 01 Setting Out	014852-GA-02-	P02	26/06/2026
Ladder 02 Setting Out	014852-GA-03-	P02	26/06/2026
Historic Floor Finish Installation	SK-074		26/06/2026
Covering Letter	DS\P3001705 Dated:23/07/2026		24/07/2026
Design and Heritage Statement Addendum	1705-BDP-AD-XX-RG-Z-00006	P01	24/07/2026
Summary of Amendments	1705-BDP-AD-XX-RG-Z-00005	P01	09/07/2026
Dewsbury Arcade – Lighting Schedule	1705-BDP-AD-XX-SH-E-00001	C01	26/06/2026
Over Door Heaters Specification	Dated: 28/03/25	01	26/06/2026
Electric Panel Heaters Specification	Dated: 28/03/25	01	26/06/2026

Plans approved under original permission reference: 2021/93190 and previous Section 73 application reference: 2023/91134			
Plan Type	**Plan Reference**	**Version**	**Date Received**
Site Location Plan	1705-BDP-AD-SL-PL-Z-00001	P02	11/08/2021
Site Plan as Existing	1705-BDP-AD-SL-PL-Z-00002	P02	11/08/2021
Existing Basement Plan	1705-BDP-AD-B1-PL-Z-00001	P01	11/08/2021
Existing Ground Floor Plan	1705-BDP-AD-00-PL-Z-00001	P03	11/08/2021
Existing First Floor Plan	1705-BDP-AD-01-PL-Z-00001	P03	11/08/2021
Existing Second Floor Plan	1705-BDP-AD-02-PL-Z-00001	P03	11/08/2021
Existing Third Floor Plan	1705-BDP-AD-03-PL-Z-00001	P03	11/08/2021
Existing Roof Plan	1705-BDP-AD-RF-PL-Z-00001	P01	11/08/2021
South Elevation	1705-BDP-AD-XX-EL-A-20002	P01	11/08/2021
Design and Access Statement	1705-BDP-AD-XX-RG-Z-00003	P01	11/08/2021
Bat Survey	1705-BDP-AD-XX-RG-Y-00001	02	11/08/2021
Ventilation and Extract Statement	1705-BDP-AD-ZZ-RG-M-57001	P01	11/08/2021
Mechanical and Electrical supporting drawings	Dated: July 2021		11/08/2021
Site Wide MEP Strategy – Overview	1705-BDP-AD-ZZ-RG-J-00002	P01	11/08/2021
Site Waste Management Statement	1705-BDP-AD-XX-SG-Z-00001	P01	11/08/2021
Part L2B Statement	1705-BDP-AD-XX-RG-J-08001	P01	11/08/2021
Climate Change Statement	1705-BDP-AD-XX-MS-Y-00001		11/08/2021
Flood Risk Assessment & Outline Drainage Strategy Report	1705-BDP-AD-XX-RG-C-0001	P01	12/08/2021
Environmental Noise Assessment Report	1705-BDP-AD-ZZ-XX-RG-U-00001	P02	12/08/2021

Plan Type	Plan Reference	Version	Date Received
Structural Strategy Report	1705-BDP-AD-XX-S-RG-00002	P01	12/08/2021

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 Planning 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.

It has not been necessary to seek any further information from the applicant in this case, as the proposals were considered acceptable on the basis of the originally submitted information.

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 LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

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: 20-Oct-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 2026/70/91758/E.

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