

Climate Change Statement

PROJECT:	457 Bradford Road
Project Address:	457 Bradford Road, Batley
Project Description:	Office accommodation ancillary to the existing Bison Steak House restaurant.
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Purpose of this issue

Assess energy demand and climate adaptation for the ancillary office proposal.

Final drawing PL01A (PL01 revision A dated 11 October 2026), supplied on 14 October 2026, is the submission drawing. The application area figure is retained at approximately 14.8 m². Roof runoff will drain to a soakaway. No separate office occupation is proposed. Office occupancy is up to three people, typically 8.00am to 6.00pm. Fit-out and services remain subject to detailed specification.

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1 Summary

The proposal reuses a prefabricated steel container as office accommodation ancillary to the existing Bison Steak House. Its external footprint is approximately 14.8 m². Up to three people will occupy it, typically between 8.00am and 6.00pm. Regular occupation introduces energy, ventilation and comfort requirements. This revision sets out the design approach and outstanding specifications, coordinated with PL01A and the revised planning and flood-risk statements.

2 Reducing energy demand

- Provide an insulated envelope, including roof, walls and floor, with attention to thermal bridges and condensation risk. The insulation build-up and performance remain to be specified.
- PL01A shows two windows and a personnel door. Assess daylight, useful opening area and summer overheating before deciding whether further ventilation or cooling is required.
- Select heating and ventilation suited to the small occupied office. Use time and temperature controls to avoid unnecessary operation outside occupied hours. No particular system or energy rating is yet confirmed.
- Confirm access to staff welfare facilities in the main restaurant. No new WC, kitchen or foul connection within the office is currently identified. Any change requires coordinated services and drainage information.
- Use efficient LED lighting and office equipment, with local or occupancy controls and automatic standby settings where appropriate. These are proposed design measures, not a completed services specification.

3 Construction carbon and waste

Reusing the modular steel shell offers the opportunity to reduce new material demand and construction waste. Any carbon benefit depends on refurbishment, insulation, services and transport and has not been quantified. Final PL01A specifies discrete pads or piers and an open void beneath the container, with no continuous concrete or hardcore plinth. Structural support and anchoring design must follow that arrangement.

Installation would be planned as a short operation using a suitable lifting vehicle. Packaging and minor installation waste would be segregated and removed through licensed waste routes. No demolition is proposed as part of the container works.

4 Renewable and low-carbon energy

The office is part of the present application. Apply the energy hierarchy by limiting heat loss and unnecessary demand, then selecting efficient services. Review the proportionate opportunity for renewable or low-carbon supply alongside the restaurant systems. No

renewable installation or quantified carbon saving is currently committed. Any external equipment must be reflected on the drawings and assessed for appearance and amenity.

5 Design and layout

- The container measures approximately 6.06 m by 2.44 m by 2.59 m externally. The retained application area is approximately 14.8 m², based on those external dimensions; usable internal space will be reduced by the fit-out.
- The structure is prefabricated and capable of removal and reuse.
- A durable matt dark-grey finish will limit maintenance, glare and visual prominence.
- No new customer parking or access arrangement is created.
- Batley Bus Station and local walking routes offer alternatives to car travel. Existing and proposed staffing and commuting patterns remain to be confirmed in the Highways, Parking and Servicing Statement.

6 Flood risk and climate adaptation

The site lies close to Batley Beck and includes flood-sensitive land. The revised Flood Risk and Drainage Strategy Statement addresses a regularly occupied office. Discrete supports, anchoring and resilient materials form the design intent, but surveyed levels, an appropriate finished floor level and safe access and escape remain to be established. The 170 mm dimension on PL01A does not establish a surveyed floor level or flood-safety conclusion. Essential safety evidence should not simply be deferred to installation.

PL01A identifies the public sewer and a 6 m exclusion zone. Verify the alignment and the clearance of supports, anchors, access works, services and drainage equipment. The office footprint shown outside the indicated corridor does not alone confirm that every associated operation is clear.

7 Water use and surface-water management

Roof runoff will be collected by gutters and downpipes and conveyed to a soakaway within the application site. No new direct discharge to Batley Beck or connection to the public sewer is proposed. Soakaway location, capacity, infiltration performance and exceedance routing require detailed design and verification; no infiltration test or engineered soakaway design is included in this submission. No new office WC, kitchen or foul connection is proposed; access to suitable restaurant welfare facilities must be established before occupation.

8 Landscape and biodiversity

The application seeks the exemption for development on a site of 0.2 hectares or less. The form records a 0.05-hectare site and is dated 13 August 2026. The exemption is subject to the application having been made on or after 6 August 2026 and no onsite priority habitat being affected. This is the exemption basis used in the amended application form and BNG

Exemption Statement; it does not rely on a claim that the whole works area is below 25 m2. All works, including the soakaway and service routes, must avoid priority habitat and the watercourse bank.

9 Air quality and transport emissions

No additional restaurant covers or independent office business are proposed. Confirm whole-site staffing, staff travel and delivery changes before asserting no additional transport emissions. Plan the container delivery and lifting operation to avoid unnecessary vehicle idling and disruption, outside peak customer activity where practicable.

10 Conclusion

The proposal combines reuse of a modular structure with an efficient office fit-out, discrete supports and soakaway drainage. Regular office occupation is the basis of this statement and final PL01A. Detailed insulation, services, overheating and welfare arrangements remain to be specified. The Flood Risk and Drainage Strategy Statement records the unverified level, safe-access and soakaway-design matters; no completed flood-safety design or measured energy performance is claimed.

11 References

- Kirklees Council, Planning Applications Climate Change Guidance, June 2021.
- Kirklees Council, Planning Validation Requirements, effective 6 February 2023.
- Kirklees Local Plan, Policies LP24, LP27, LP28, LP30, LP34, LP43, LP47 and LP51.
- National Planning Policy Framework, current online edition reviewed 13 October 2026, climate change and flood-risk provisions. <https://www.gov.uk/guidance/national-planning-policy-framework>



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