Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Approval of Reserved Matters following Outline Approval

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Land off Blackmoorfoot Road

Address Line 2

Huddersfield

Address Line 3

Town/city

Huddersfield

Postcode

HD4 7AE

Description of site location must be completed if postcode is not known:

Easting (x)

411346

Northing (y)

414397

Description

Land off Blackmoorfoot Road, Huddersfield

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Crystal Care Collection

Address

Address line 1

Unit 2, Helios 47

Address line 2

Isabella Road

Address line 3

Garforth

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS25 2DY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Heidi

Surname

Boot

Company Name

LNT Care Developments Ltd

Address

Address line 1

Unit 2, Helios 47

Address line 2

Isabella Road

Address line 3

Garforth

Town/City

Leeds

County

West Yorkshire

Country

GB

Postcode

LS25 2DY

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Development Description

Please indicate all those reserved matters for which approval is being sought:

- [x] Access
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

Please provide a description of the approved development as shown on the decision letter

VARIATION AND REMOVAL OF CONDITIONS 4 (ACCESS WORKS), 8 (BLACKMOORFOOT ROAD IMPROVEMENTS), 10 (JUNCTION DETAILS), 16 (RETAINING WALL DESIGN), 17 (HIGHWAY STRUCTURE DESIGN), 18 (SURFACE WATER DRAINAGE STRATEGY), 37 (EXTERNAL LIGHTING STRATEGY) AND 39 (CRIME MITIGATION MEASURES) OF PREVIOUS OUTLINE PERMISSION 2020/92546 (WITH DETAILS OF POINTS OF ACCESS ONLY) FOR THE DEVELOPMENT OF UP TO 770 RESIDENTIAL DWELLINGS (USE CLASS C3), INCLUDING UP TO 70 CARE APARTMENTS (USE CLASSES C2/C3) WITH DOCTORS SURGERY OF UP TO 350 SQM (USE CLASS D1); UP TO 500 SQM OF USE CLASS A1/A2/A3/A4/A5/D1 FLOORSPACE (DUAL USE), VEHICULAR AND PEDESTRIAN ACCESS POINTS OFF BLACKMOORFOOT ROAD AND FELKS STILE ROAD AND ASSOCIATED WORKS

Reference number

2024/70/92614/W

Date of decision (date must be pre-application submission)

06/10/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

The erection of a 66-bed care home for older people, together with associated access, car parking, ancillary buildings and landscaping (Use Class C2).

Has the work already started?

◯ Yes
⊘ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan (ref. PL 1713-AB-005 rev 2) dated 07.08.2020
Design and Access Statement (Prepared by Planit-IE) dated 10.06.2021
Transport Assessment Supplementary Highways Note (prepared by Eddisons) dated 07.06.2021
Transport Assessment Technical Note on Sustainability and Highway Access (prepared by Croft) dated 15/04/2021
Transport Assessment Technical Note 03 (prepared by Croft) dated 25/03/2021
Drainage Strategy 13354-CRH-ZZ-XX-DR-C-5050-P1 dated 06/08/2020
Drainage Strategy 13354-CRH-ZZ-XX-DR-C-5051-P1 dated 06/08/2020
Drainage Strategy 13354-CRH-ZZ-XX-DR-C-5052-P1 dated 06/08/2020
Air Quality Assessment (Prepared by Redmore Environmental / Reference: 1793r3) dated 06/08/2020
Historic Desk Based Assessment (Prepared by RPS Project Reference JAC26512) dated 11/08/2020
PEA (Prepared by Tyler Grange) dated 06/08/2020

Please list all drawing numbers submitted with this application for approval

Please see cover letter for details.

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Heidi Boot

Date

06/10/2026