



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

PLANNING PERMISSION FOR DEVELOPMENT

**NOTE: This approval should be read in conjunction with an Agreement made
under Section 106 of the Town and Country Planning Act 1990**

Application Number: 2017/62/94336/W

To: Roger Lee Planning Ltd
18, Leeds Road
Methley
Leeds
LS26 9EQ

For: R COOKE, PROSPECT ESTATES LTD

**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:-**

PART DEMOLITION OF EXISTING MILL BUILDINGS AND ERECTION OF 49
DWELLINGS; CONVERSION OF LISTED BUILDING TO FORM PRIVATE
GYMNASIUM; RE-USE OF EXISTING MILL BUILDINGS AND ALTERATIONS
TO FORM WORKSHOP, CAR STORAGE, AND ASSOCIATED ANCILLARY
FACILITIES INCLUDING CAFÉ, SHOP AND OFFICE SPACE; FORMATION OF
CAR PARKING AREAS (LISTED BUILDING)

At: WASHPIT MILLS, CHOPPARDS LANE, CARTWORTH MOOR, HOLMFIRTH,
HD9 2RD

**In accordance with the plan(s) and applications submitted to the Council on
28-Dec-2017, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of this
permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning
Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies BE1, BE2, BE12 and T10 of the Kirklees Unitary Development Plan, PLP21, PLP24 and PLP35 of the emerging Local Plan and guidance in the National Planning Policy Framework.

3. No development, save for the approved use of Block E, shall commence until details of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority. The phasing of the development shall provide the community gymnasium prior to the occupation of the first dwelling. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of amenity and highway safety and to accord with Policies BE1 and T10 of the Unitary Development Plan and PLP21 of the emerging Local Plan. The community gymnasium is required to be provided prior to the occupation of the first dwelling so that it is available for use by the residents of the development.

4. Samples of the external walling and roof materials for the new dwellinghouses and the materials to be used for the external alterations to the buildings to be retained shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of any of the dwellings commence and before works to construct the approved alterations commence. The dwellings and alterations shall be constructed/carried out in accordance with the approved materials and thereafter retained as such.

Reason: In the interests of visual amenity to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, PLP24 and PLP35 of the emerging Local Plan and guidance in the National Planning Policy Framework.

5. Notwithstanding the submitted details, a detailed scheme for the provision of the proposed new footway to Washpit New Road based on drawing number 3068 (0-) 238 Rev A shall be submitted to and approved in writing by the Local Planning Authority before works to construct any of the dwellings commence. The scheme shall include details of surfacing, kerbing, street lighting, drainage and the relevant Stage 1, 2 or/and 3 Road Safety Audits. The footway shall be provided in accordance with the approved details before any dwelling is first occupied.

Reason: The provision of a footway to Washpit New Road is necessary to make the development acceptable in planning terms. The footway will improve connectivity between the site and Holmfirth and access to public transport links. This will enhance the sustainability of the development. This is to accord with Policies T16, T1(ii) and BE23 of the Kirklees Unitary Development Plan, PLP3 of the emerging Local Plan and guidance in the National Planning Policy Framework.

6. No construction works on any dwelling shall take place until a scheme detailing the proposed internal access and estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any dwelling is brought into use the scheme shall be completed in accordance with the scheme shown on the approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development in the interest of highway safety and in accordance with Unitary Development Plan Policy T10 and PLP21 of the emerging Local Plan.

7. A signage strategy for both pedestrian and highway signage around the locality of the site shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The signage strategy so approved shall be provided within 2 months of the Local Planning Authority's written approval of the details.

Reason: In the interests of highway safety and to accord with Policies BE1 and T10 of the Unitary Development Plan and PLP21 of the emerging Local Plan. The condition is time limited because Block E has already been brought into use.

8. Details of the allocation of the approved parking spaces for the dwellinghouses and the approved uses within Block E shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The non-residential parking spaces shall be surfaced and drained and provided within 3 months of the approval of such details. The residential vehicle parking areas shall be surfaced and drained and provided before the dwelling to which they relate is first occupied. The parking spaces shall thereafter be retained as such and kept available for parking.

Reason: In the interest of highway safety and to ensure adequate space within the site for vehicle movements and parking. This is to accord with Unitary Development Plan Policy T10 and PLP21 of the emerging Local Plan.

9. Development shall not commence (with the exception of demolition works and the approved use of Block E) until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority. The report shall include an assessment of former landfill activity at the site (including associated impacts on land stability and landfill gas monitoring as necessary).

Reason: To identify unacceptable risks to human health and the environment and to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the emerging Local Plan and guidance given in the National Planning Policy Framework.

10. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 9, development shall not commence (with the exception of demolition works and the approved use of Block E) until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To identify unacceptable risks to human health and the environment and to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the emerging Local Plan and guidance given in the National Planning Policy Framework.

11. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 10. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To identify unacceptable risks to human health and the environment and to accord with Policy G6 of the Kirklees Unitary Development Plan, PLP53 of the emerging Local Plan and guidance given in the National Planning Policy Framework.

12. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No dwelling shall be occupied and the community gym shall not be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with policy G6 of the Kirklees Unitary Development Plan, PLP53 of the emerging Local Plan and guidance given in the National Planning Policy Framework.

13. A scheme detailing separate foul, surface water and land drainage, (including agreed discharge rates, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) shall be submitted to and approved in writing by the Local Planning Authority before development commences (with the exception of demolition works and the approved use of Block E). The scheme shall include a detailed maintenance and management regime for any required attenuation facility including the flow restriction. No dwelling shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the buildings and dwellings relate. The drainage scheme so approved shall thereafter be retained.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP27 and PLP28 of the emerging Local Plan and guidance in the National Planning Policy Framework.

14. Development of the dwellings shall not commence until a survey detailing defects and a scheme to repair and/or renew enclosed sections of the ordinary watercourse crossing the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a future maintenance and management regime for the ordinary watercourses, assigning responsibilities and appropriate intervals to tasks and inspections. No part of the development shall be brought into use, except for the use in Block E, until the watercourse repair and renewal works comprising the approved scheme have been completed. The maintenance and management regimes shall be implemented at all times thereafter.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP27 and PLP28 of the emerging Local Plan and guidance in the National Planning Policy Framework.

15. A scheme to prevent fats, oils, and grease entering the drainage network serving the commercial food preparation and dishwashing areas (Block E) shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The scheme shall be implemented within 2 months of the approval of such details and retained

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP27 of the emerging Local Plan and guidance in the National Planning Policy Framework.

16. Development shall not commence (with the exception of the approved use of block E) until a scheme detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) and pre-demolition activities has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced, until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP27 and PLP28 of the emerging Local Plan and guidance in the National Planning Policy Framework.

17. Development shall not commence (with the exception of demolition works and the approved use of Block E) until a scheme detailing the treatment of all surface water flows from parking areas and hardstandings serving the non-residential elements of the development through an oil interceptor (or a full petrol oil interceptor), reedbed or alternative treatment system, has been submitted to and approved in writing by the Local Planning Authority. The non-residential parking areas/hardstandings shall not be brought into use until the works comprising the approved treatment scheme (or each agreed phasing of the treatment scheme) have been completed. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used at all times. Roof water shall not pass through the interceptor.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP27 and PLP28 of the emerging Local Plan and guidance in the National Planning Policy Framework.

18. There shall be no new buildings, structures or raised ground levels within 6 metres either side of the centre line, or 2.5m from the outside edge (whichever is the greater) of the sections of box culvert and 3m either side of the centre line of piped ordinary watercourses within or along the boundary of the site.

Reason: To protect underground drainage infrastructure in the interests of mitigating flood risk and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP27 and PLP28 of the emerging Local Plan and guidance in the National Planning Policy Framework.

19. Notwithstanding the submitted information, a survey of the mill pond within the site including examination of operational and structural aspects including ancillaries (sluices, overflows, inlets/outlets, valves, drain downs and similar apparatus) shall be submitted to and approved in writing by the Local Planning Authority before any development relating to blocks C, L, K, J, H and M commences. The survey shall inform a scheme of works designed to avoid, or where appropriate, mitigate identified risk, repairing and/or renewing all aspects identified with structural and operational defects. The scheme shall include a detailed maintenance and management regime, assigning responsibility and appropriate intervals to tasks, both routine maintenance and periodic structural inspections and desilting. It shall also include a plan to drain down the pond in an emergency and incorporate a safe spillway.

Reason: To mitigate potential flood risk issues directly associated with the mill pond and to accord with Policy BE1(iv) of the Unitary Development Plan, PLP28 of the emerging Local Plan and guidance in the National Planning Policy Framework.

Note: The survey should expand upon the existing survey report commissioned by the Lead Local Flood Authority and carried out by Jacobs.

20. Details of the installation and/or erection of any extract ventilation system (including details of the methods of treatments of emissions and filters to remove odours and control noise emissions) for the café within Block E shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The extract ventilation system so approved shall be installed within 2 months of the date of the approval of such details and shall thereafter be retained, operated at all times when the café is in use and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of the amenity of existing and approved nearby residential properties and to accord with Policies BE1 and EP6 of the Kirklees Unitary Development Plan, PLP24 and PLP52 of the emerging Local Plan and guidance in the National Planning Policy Framework.

21. Details (including predicted noise levels and locations) of any externally mounted plant associated with the vehicle workshop and café uses shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The plant shall be installed in accordance with the approved details within 2 months of the approval of such details and thereafter maintained in accordance with the manufacturers/installers specifications.

Reason: In the interests of the amenity of existing and approved nearby residential properties and to accord with Policies BE1 and EP6 of the Kirklees Unitary Development, PLP24 of the emerging Local Plan Plan and guidance in the National Planning Policy Framework.

22. The café and shop hereby approved shall not be open to customers outside the hours of:

- 1000 to 1600 Monday to Friday (with no deliveries/dispatches before 0900 or after 1700) and;
- 0930 to 1630 Saturday (with no deliveries/dispatches before 0830 or after 1730 on Saturdays and no deliveries/dispatches on Sundays).

Reason: In the interests of highway safety because the Transport Assessment is based upon these hours of use and in the interests of the residential amenity of existing and future residential development. This is to accord with Policies T10, BE1 and EP6 of the Kirklees Unitary Development Plan, PLP21 and PLP24 of the emerging Local Plan and guidance in the National Planning Policy Framework.

23. The workshop and car storage hereby approved shall not operate outside the hours of 0830 to 1700 Monday to Friday only.

Reason: In the interests of highway safety because the Transport Assessment is based upon these hours of use and in the interests of the residential amenity of existing and future residential development. This is to accord with Policies T10, BE1 and EP6 of the Kirklees Unitary Development Plan, PLP21 and PLP24 of the emerging Local Plan and guidance in the National Planning Policy Framework.

24. The community gymnasium (Block L) shall only be used by residents and employees of the development hereby approved.

Reason: In the interests of highway safety because the Transport Assessment is based on the gymnasium being used by occupiers of the site only. This is to accord with Policy T10 of the Kirklees Unitary Development Plan and PLP21 of the emerging Local Plan.

25. The community gymnasium hereby approved shall only be used between the hours of 0700 to 2100 Monday to Friday and 0800 to 1800 Saturday, Sunday and Bank Holidays.

Reason: In the interests of the amenity of the occupiers of the approved nearby dwellings on the site and to accord with Policies BE1 and EP6 of the Kirklees Unitary Development, PLP24 of the emerging Local Plan and guidance in the National Planning Policy Framework.

26. Details of the arrangements for the management and maintenance of the community gymnasium hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the gym is first brought into use. The gymnasium shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure that a viable facility is provided for the future residents and employees of the Washpit Mills site and to accord with Policy BE1 and PLP24 of the emerging Local Plan and guidance in the National Planning Policy Framework.

27. Block D shall only be used for storage use (B8 Use Class) in connection with the operation of Block E.

Reason: In the interests of highway safety because the Transport Assessment has been based upon such a use and to protect the amenity of adjacent residential development as approved on the site. This is to accord with Policies T10, BE1 and EP6 of the Kirklees Unitary Development, PLP21 and PLP24 of the emerging Local Plan and guidance in the National Planning Policy Framework.

28. The development (including demolition) shall be carried out in accordance with the mitigation strategy at section 5 of the approved Extended Phase 1 Habitat Survey prepared by Whitcher Wildlife Ltd, reference 160745/2., 15th December 2017.

Reason: To secure ecological mitigation and enhancement and to accord with Chapter 11 of the National Planning Policy Framework and PLP30 of the emerging Local Plan.

29. Notwithstanding the approved Extended Phase 1 Habitat Survey (reference 160745/2.), a lighting design strategy for the site intended to mitigate the impact of external lighting on biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting on the development. The approved lighting shall be installed in accordance with the specifications and locations set out in the strategy and thereafter retained as such.

Reason: To mitigate the impacts of the development on biodiversity, including the local bat population, and to accord with guidance in the National Planning Policy Framework and PLP30 of the emerging Local Plan.

30. A scheme detailing the hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of any dwelling commences. The hard landscaping details shall include the surfacing of the areas surrounding Block L. The scheme shall detail the phasing of the landscaping and planting and also include a comprehensive schedule of landscape maintenance. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing and thereafter. The approved soft landscaping scheme shall, from its completion, be maintained in accordance with the approved landscape maintenance schedule. If any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, to compensate for the loss of mature trees elsewhere within the site and to enhance the biodiversity of the development. This is to accord with Policies BE2, EP11 and NE9 of the Unitary Development Plan, PLP24, PLP33 and PLP35 of the emerging Local Plan and guidance in the National Planning Policy Framework.

31. Notwithstanding the submitted plans, details of the external and internal boundary treatment of the site (including retaining walls) shall be submitted to and approved in writing by the Local Planning Authority before any works to construct the superstructure of any dwelling commences. The details shall include a phasing plan for the provision of the boundary treatments. The boundary treatment shall be provided in accordance with the approved details and phasing and thereafter retained as such.

Reason: In the interests of visual amenity to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

32. Details of a scheme for the installation of electric vehicle recharging points to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The recharging points so approved for the non-residential element of the development (Block E) shall be provided within 3 months of the approval of such details. The recharging points so approved for the residential element of the development shall be provided before the dwelling to which the recharging points relates is first occupied. All recharging points shall thereafter be retained. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

Reason: To accord with PLP24 of the emerging Local Plan, guidance contained in Part 4 of the National Planning Policy Framework and to encourage low carbon forms of transport in accordance with Part 11 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

33. No development shall take place, save for the use of Block E, until a schedule of the means of access to the site for construction traffic has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and a scheme to demonstrate how the highway will be kept clear of mud/debris. The development shall thereafter be carried out in accordance with the approved schedule throughout the period of development.

Reason: In the interests of highway safety and amenity and to accord with Policies T10 and BE1 of the Kirklees Unitary Development Plan and PLP21 of the emerging Local Plan.

34. Notwithstanding the submitted Travel Plan, a revised Travel Plan that relates to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The Travel Plan shall include:

- Measures, objectives and targets for reduced car usage and increased non-car transport usage, including modal split targets;
- The provision of Travel Plan Co-ordinator including roles, responsibilities and annual monitoring;
- The provision of travel Information;
- Implementation and review timescale; and
- Enforcement, sanctions and corrective/review mechanisms.

The measures contained within the Travel Plan shall be implemented in accordance with the approved timescale, except where the monitoring evidence demonstrates that a revised timescale/measures to achieve trip targets are necessary, in which case the revised details would be implemented.

Reason: The submitted Travel Plan relates to a previous iteration of the development and therefore an up-to-date Travel Plan that relates to the development hereby approved is necessary. This is to comply with the Council's sustainability objectives set out in Unitary Development Plan Policy T1 and guidance in the National Planning Policy Framework.

35. Details of crime prevention measures to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The development shall be provided in accordance with the approved crime prevention measures and retained as such.

Reason: To ensure a safe development that mitigates the fear of crime and to accord with Policy BE23 of the Unitary Development Plan, PLP24 of the emerging Local Plan and guidance in the **National Planning Policy Framework**.

36. Details of a scheme for the provision of renewable energy sources to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority before works to construct any dwelling commence. The development shall be carried out in accordance with the approved scheme and thereafter retained as such.

Reason: In the interests of adapting to and mitigating against climate change impacts, in accordance with guidance in the National Planning Policy Framework, PLP47 of the emerging Local Plan and the submitted Rapid Health Impact Assessment.

37. Notwithstanding the submitted plans, details of the layout of the identified area of public open space within the site shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is first occupied. The details shall include a revised route of a woodland walk that does not connect to a car park and the location and specification of play provision (having regard to the topography of the land) and a specification for the proposed bridge. The public open space so approved shall be provided before any dwelling is first occupied and thereafter retained as such.

Reason: To ensure an acceptable layout for the public open space provision and to accord with Policies H18, BE1 and T10 of the Unitary Development Plan, PLP24 and PLP47 of the emerging Local Plan and guidance in the National Planning Policy Framework.

38. Details of the arrangements for the provision of facilities for disabled users of the development, including allocated parking spaces and in relation to the non-residential uses, shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The arrangements shall include a timetable for the provision of the facilities. The development shall be carried out in accordance with the approved details and thereafter retained as such.

Reason: To ensure that the development is accessible to all visitors and to accord with PLP22 and PLP24 of the emerging Local Plan and guidance in the National Planning Policy Framework.

Note: The applicant is advised that the footway to Washpit New Road will need to be constructed under a section 278 agreement of the 1980 Highways Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Note: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays
08.00 and 13.00hours , Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Location Plan	3068 (LP) 01	-	28/12/17
Existing Site Plan	3068 (0-) 100	-	28/12/17
Block D Existing Lower Floor Plans	3068 (0-) 101	-	28/12/17
Block D Existing Upper Floor Plans	3068 (0-) 102	-	28/12/17

Plan Type	Reference	Version	Date Received
Block E Existing First Floor Plan – Sheet 1	3068 (0-) 103	-	28/12/17
Block E Existing Floor Plans – Sheet 2	3068 (0-) 104	-	28/12/17
Block L Ground Floor Existing	3068 (0-) 105	-	28/12/17
Block L First Floor Existing	3068 (0-) 106	-	28/12/17
Block L Second Floor Existing	3068 (0-) 107	-	28/12/17
Block B & D Existing Elevations	3068 (0-) 108	Rev A	21/2/18
Block E Existing Elevations	3068 (0-) 109	-	28/12/17
Block L Existing Elevations – Sheet 1	3068 (0-) 110	-	28/12/17
Block L Existing Elevations – Sheet 2	3068 (0-) 111	-	28/12/17
Proposed Site Plan	3068 (0-) 200	Rev L	28/12/17
Block D Proposed Lower Floor Plans	3068 (0-) 201	Rev A	21/2/18
Block D Proposed Upper Floor Plans	3068 (0-) 202	Rev A	21/2/18
Block F Proposed Floor Plans	3068 (0-) 205	Rev B	28/12/17
Block H Proposed Lower Floor Plans	3068 (0-) 206	Rev A	28/12/17
Block H Proposed Upper Floor Plans	3068 (0-) 207	Rev A	28/12/17
Block J Floor Plans	3068 (0-) 208	Rev B	28/12/17
Block D Proposed Elevations	3068 (0-) 212	Rev A	28/12/17
Block E Proposed Elevations	3068 (0-) 213	Rev E	28/12/17
Block K Proposed Plans	3068 (0-) 214	Rev A	28/12/17
Block F Proposed Elevations	3068 (0-) 218	Rev B	28/12/17
Block H Proposed Elevations	3068 (0-) 219	-	28/12/17
Blocks J & K Proposed Elevations – Sheet 1	3068 (0-) 220	-	28/12/17
Blocks J & K Proposed Elevations – Sheet 2	3068 (0-) 221	-	28/12/17
Block A-C Lower Ground Floor Plan	3068 (0-) 222	Rev B	21/2/18
Block A-C Ground Floor Plan	3068 (0-) 223	Rev B	21/2/18
Block A-C First Floor	3068 (0-) 224	Rev C	21/2/18

Plan Type	Reference	Version	Date Received
Plan			
Block A-C Second Floor Plan	3068 (0-) 225	Rev C	21/2/18
Block A-C Proposed Elevations – Sheet 1	3068 (0-) 226	Rev A	28/12/17
Block A-C Proposed Elevations – Sheet 2	3068 (0-) 227	Rev B	21/2/18
Block A-C Proposed Elevations – Sheet 3	3068 (0-) 228	Rev A	28/12/17
Site Sections – Sheet 1	3068 (0-) 232	Rev B	21/2/18
Site Sections – Sheet 2	3068 (0-) 233	Rev D	21/2/18
New Footpath to Washpit New Road	3068 (0-) 238	Rev A	28/12/17
Block L & M Ground Floor Plan	3068 (0-) 239	-	28/12/17
Block L & M First Floor Plan	3068 (0-) 240	-	28/12/17
Block L & M Second Floor Plan	3068 (0-) 241	-	28/12/17
Block L Elevations	3068 (0-) 242	-	28/12/17
Block M Elevations	3068 (0-) 243	Rev A	28/12/17
Block E Proposed Plans	3068 (0-) 244	Rev A	21/2/18
Demolition Plan	3068 (0-) 245	Rev A	21/2/18
POS Plan	3068 (0-) 246	-	26/2/18
Design, Access & Planning Supporting Statement	3068 Dec 2017 One17 Design	Original	19/1/18
Heritage Impact Statement	3068 Dec 2017 One17 Design	-	19/1/18
Heritage Statement	Roger Lee Planning Dec 2017	-	19/1/18
Transport Assessment	9590/002/001 Final Dec 2017 Sanderson Associates	-	28/12/17
Transport Statement	9590-004 27 Feb 2018 Sanderson Associates	-	28/2/18
Framework Travel Plan	9590/AA/002/03 October 2016 Sanderson Associates	-	28/12/17
Flood Risk Assessment	40374-001 Jan 2018 Eastwood & Partners	-	7/2/18
Extended Phase 1 Habitat Report	160745/2. 15th Dec 2017	-	28/12/17

Plan Type	Reference	Version	Date Received
	Whitcher Wildlife Ltd		
Arboricultural Report	13024/AJB JCA Ltd	-	28/12/17
Arboricultural Impact Assessment	13024-A/AJB JCA Ltd	-	28/12/17
Rapid Health & Wellbeing Impact Assessment	-	-	6/3/18

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. The application was subject to a formal pre-application enquiry. During the course of the planning application the applicant amended the scheme to address officer concerns with the loss of one of the mill buildings.

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.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.

- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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 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 relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days of the date of service of the enforcement notice, or
 - ii) within the specified period, starting on 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/planning-inspectorate>. 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: 15-Jun-2018

Signed:



Karl Battersby
Strategic Director Economy and Infrastructure

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

<http://www.kirklees.gov.uk/business/planning/planning.asp>

If a paper copy of the decided plan is required please email:

planning.contactcentre@kirklees.gov.uk

or telephone 01484 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Planning, Strategic Investment Service,
PO Box B93, Civic Centre 3, Off Market Street, Huddersfield, HD1 2JR
