

Our Ref: 19297/SM/GD/GM
Your Ref: PP-09909210
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Date: 22 June 2021

Kate Mansell
Planning Services
Kirklees Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Dear Kate

**APPLICATION FOR FULL PLANNING PERMISSION
PROPOSED DEVELOPMENT AT LAND TO THE WEST OF THE M62, SOUTH OF WHITEHALL ROAD,
CLECKHEATON**

We write on behalf of our client, ISG Retail Ltd (Bristol), and submit a full planning application seeking permission for the proposed development of the above site as outlined below:

Construction of a storage and distribution unit (Use Class B8) with ancillary offices, car parking, servicing, landscaping and access.

The planning application has been submitted via the Planning Portal under reference PP-09909210 and the requisite planning application fee of £300,000 has been paid via BACS using the Planning Portal Financial Transaction Service.

As explained within the supporting application documentation, the proposed development represents an exciting opportunity to boost the local economy, delivering a significant number of jobs on an established policy-allocated employment site.

In accordance with the national and local validation requirements, the planning application submission comprises this cover letter and the following documentation:

- Completed Application Form (prepared by Firstplan);
- Community Infrastructure Levy (CIL) Form 1: Additional Information (prepared by Firstplan)
- Planning Statement (prepared by Firstplan);
- Design and Access Statement (prepared by SMR) (incorporating Site Waste Management Plan, Crime Prevention and Lighting Strategy);
- Illustrative Masterplan (prepared by FPCR);
- Detailed Planting Plans (prepared by FPCR);
- Biodiversity Impact Assessment (FPCR);

- Tree Survey (prepared by FPCR) is included in Appendix 10.2: Arboricultural Impact Assessment (listed below);
- Earthworks Strategy (prepared by RHDHV);
- Retaining Wall Plan (prepared by RHDHV);
- Lighting Scheme Drawing (prepared by RHDHV);
- Health Impact Assessment (prepared by Tetra Tech);
- Kitchen Odour Assessment (prepared by Tetra Tech);
- Construction Environment Management Plan (prepared by ISG);
- Framework Travel Plan (prepared by Vectos);
- Sustainability and Climate Change Statement (prepared by Delta Simons);
- Mineral Safeguarding Report (prepared by Delta Simons);
- Coal Mining Risk Assessment Report (prepared Delta Simons) is included in Appendix 15.1 (listed below);
- Report on Community and Stakeholder Engagement (prepared by Instinctif Partners);
- Socio-Economic Assessment (prepared by Hatch).

- Environmental Statement Volume 1: Non-Technical Summary (prepared by Delta Simons) (with figures and an appendix);
- Environmental Statement Volume 2: Main Text (prepared by Delta Simons) with appendices as follows:

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| Appendix 7.1 | Flood Risk Assessment & Drainage Strategy (Subteno) |
| Appendix 8.1 | Air Quality Assessment (Tetra Tech) |
| Appendix 10.1 | Ecological Appraisal (FPCR) |
| Appendix 10.2 | Arboricultural Impact Assessment (FPCR) |
| Appendix 11.1 | LVIA Methodology (FPCR) |
| Appendix 11.2 | Figures (FPCR) |
| Appendix 11.3 | Technical Visualisations -Photowires (FPCR) |
| Appendix 11.4 | Technical Visualisations -Photomontages (FPCR) |
| Appendix 11.5 | Sections (FPCR) |
| Appendix 11.6 | Landscape Effects Table (FPCR) |
| Appendix 11.7 | Visual Effects Table (FPCR) |
| Appendix 11.8 | LEMP (FPCR) |
| Appendix 12.1 | Noise Technical Report (Tetra Tech) |
| Appendix 13.1 | Transport Assessment (Vectos) |
| Appendix 13.2 | AADT and AAWT flow Data (Vectos) |
| Appendix 14.1 | Desk Based Heritage Assessment (Prospect Archaeology) |
| Appendix 14.2 | Archaeological Trial Trenching Report (Prospect Archaeology) |
| Appendix 15.1 | Coal Mining Risk Assessment (Delta-Simons) |
| Appendix 15.2 | Preliminary Geo-Environmental Risk Assessment (Delta-Simons) |
| Appendix 15.3 | Geo-Environmental Assessment (Delta-Simons) |

- Planning Application Drawings (prepared by SMR) comprising:

| Title | Document Ref. | Prepared by |
|------------------------|---------------|-------------|
| Site Location Plan | 2101-P4 | SMR |
| Existing Site Plan | 2102-P3 | SMR |
| Site Aerial View | 2103-P4 | SMR |
| Proposed Block Plan | 2105-P3 | SMR |
| Proposed Site Plan | 2106-P6 | SMR |
| Proposed Site Sections | 2107-P4 | SMR |

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| Proposed Fencing Plan | 2108-P8 | SMR |
| Proposed Traffic Flow | 2109-P4 | SMR |
| Proposed Surface Plan | 2110-P6 | SMR |
| Proposed Site Plan & Levels Strategy | 2111-P4 | SMR |
| Proposed Car Park Deck Layouts & Sections | 2112-P4 | SMR |
| Proposed Car Park Deck Elevations | 2113-P3 | SMR |
| Proposed Express Lane Guardhouse Kiosk | 2114-P5 | SMR |
| Proposed Main Gatehouse | 2115-P6 | SMR |
| Proposed Secondary Gatehouse | 2116-P5 | SMR |
| Proposed GA Plan – Ground Floor | 2117-P5 | SMR |
| Proposed GA Plan – Mezzanine | 2118-P4 | SMR |
| Proposed GA Plan – First Floor | 2119-P4 | SMR |
| Proposed GA Plan – Second Floor | 2120-P4 | SMR |
| Proposed GA Plan – Third Floor | 2121-P4 | SMR |
| Proposed Roof Plan | 2122-P3 | SMR |
| Proposed Elevations | 2123-P3 | SMR |
| Proposed Sections | 2124-P3 | SMR |
| 3D Views | 2125-P3 | SMR |
| Proposed External Fixtures | 2136-P1 | SMR |

I trust the above and enclosed documentation information is sufficient to enable this application to be validated, and we look forward to receiving confirmation of this shortly. If you do have any queries, please do not hesitate to contact me directly.

Kind Regards

Redacted

SALLY MILES
Director

Enc.