



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2010**

OUTLINE PLANNING PERMISSION

Application Number: 2013/60/93441/E

To: Mark Johnson,
Johnson Brook
5, Regent House
Queen Street
Leeds
LS1 2TW

For: Redrow Homes Ltd & Portman Land 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:-

**OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT
OF UP TO 200 DWELLINGS AND ASSOCIATED WORKS INCLUDING
DEMOLITION OF EXISTING FARM BUILDING**

At: LAND ADJ PILLING LANE/HOLLY ROAD/LANGLEY LANE/ RIVERSIDE,
SCISSETT, HUDDERSFIELD, HD8 9JF

**In accordance with the plan(s) and applications submitted to the Council on
29-Oct-2013, subject to the condition(s) specified hereunder:-**

1. Approval of the details of the appearance, layout, scale and non-structural landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the appearance, layout, scale and non-structural landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. No material operation as defined in section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of public open space to serve the development have been submitted to and approved in writing by the Local Planning Authority.

The arrangements shall cover the following matters:-

a) the layout and disposition of the public open space.

b) the timescale for the implementation and completion of the works to provide the public open space;

c) the mechanism for ensuring that the public open space will be available for public within perpetuity.

d) maintenance of the public open space in perpetuity.

Reason: To ensure the provision of open space to serve the development and in accordance with Policy H18 of the Council's Unitary Development Plan

6. No material operation as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until a scheme for the delivery of affordable housing has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, the arrangements shall cover the following matters:-

a) the number and type of affordable housing units to be provided.

b) the layout and disposition of the units affordable housing to be provided.

c) the timescale for the implementation and completion of the affordable housing units;

d) the mechanism for ensuring that the affordable housing units remain affordable for both the initial and subsequent occupiers.

Reason: To ensure the provision of affordable housing in accordance with the requirements of Policy H10 of the Council's Unitary Development Plan and the Council's Supplementary Planning Document 2 (Affordable Housing).

7. No material operation as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of educational facilities to serve the needs of the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate an increase in the capacity of local schools commensurate with the demands of the development.

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Betts Associates, dated June 2013 Ref: RED467_FRA_B and the following mitigation measures detailed within the FRA:

1. The layout must be such that there is no development in the area defined as flood zone 2, shown in appendix N;

2. No development shall take place within 8 metres of the top of the bank of the River Dearne as shown in appendix N.

Reason: To reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

9. No development shall take place until a scheme detailing measures to protect the river and river corridor during construction and operational phases of the development, together with a landscape scheme and landscape management plan for the whole site, which shall include long-term design objectives particularly relating to biodiversity enhancement and the ecological functionality of habitat networks within and beyond the site, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) and the river corridor, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within and beyond the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site and ecological functionality of the river corridor in accordance with the National Planning Policy Framework.

10. Development shall not commence until a Construction Method Statement including a Pollution Prevention and Emergency Response Plan has been submitted to and approved by the Local Planning Authority. The approved statement and plan shall be adhered to throughout the construction period.

Reason: In order to protect the adjoining watercourse from potential pollution during the construction and operational phases of development in accordance with the National Planning Policy Framework.

11. No part of the development shall take place until details of the proposed means of disposal of foul water drainage and treatment, including details of any balancing works and off-site works have been submitted to and approved by the Local Planning Authority. Furthermore the volume of foul water flows from the development shall be limited to a maximum peak flow of 5 litres per second until such time that there is adequate provision to treat foul water in excess of 5 litres per second.

Reason: To ensure that the development can be properly drained and foul water can be adequately treated without detriment to the aquatic environment in accordance with the National Planning Policy Framework.

12. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

13. No building or other obstruction shall be located over or within four metres either side of the centre line of the sewer crossing the site.

Reason: To allow sufficient access for maintenance and repair work at all times

14. Development shall not commence until a scheme detailing surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings 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 dwellings relate and the approved scheme shall thereafter be retained throughout the lifetime of the development.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

16. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

17. Development shall not commence until a scheme restricting the rate of surface water discharge from the roads, dwellings, driveways and other areas of impermeable hardstanding within the red line boundary to annual greenfield run off rates (1in1, 1 in 30, 1in 100) identified in the Flood Risk Assessment by Betts Associates dated June 2013 Ref: RED467_FRA_B , has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100 year storm event with an allowance of 30% increase in rainfall depth associated with climate change. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and

attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

18. The development shall not commence until an assessment of the effects of events greater than 1 in 100 year storm events, with an additional allowance for climate change, and blockage scenarios on drainage infrastructure has been assessed in relation to flow routing and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until any mitigation works identified in the assessment have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

19. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase after soil and vegetation strip 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 that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

20. Before development commences the applicant shall submit a plan detailing facilities to be provided for charging plug-in and other ultra low emission vehicles. This plan shall be agreed in writing by the Local Planning Authority before development commences and the plan implemented before first occupation of the properties.

Reason: In the interests of protecting air quality in accordance with the National Planning Policy Framework.

21. Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan.

22. Where further intrusive investigation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 21 development shall not commence 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 ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan.

23. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 22. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in 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. Unless otherwise agreed in writing with the Local Planning Authority, 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 ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan.

24. 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. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall 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 ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan.

25. Details of any lighting scheme shall be submitted to and approved in writing with the Local Planning Authority before installation and the development shall not be lit otherwise than in complete accordance with the agreed scheme; the scheme shall be designed to protect key foraging corridors for bats and other artificial light sensitive species.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework.

26. A scheme for the provision of bat roost and bird nest opportunities located integral to the buildings or existing trees within the development shall be submitted to and approved in writing with the Local Planning Authority before each phase of the development is occupied; such features shall thereafter be retained.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which

supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework.

27. Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy NE9 of the Unitary Development Plan.

28. Before development commences a scheme for the surfacing and draining of public footpath DEN/22/80 adjoining the boundaries of properties on Holly Road shall be submitted to and approved in writing with the Local Planning Authority; the approved scheme shall be completed prior to the occupation of the development and retained thereafter.

Reason: In the interests of the amenities of footpath users and to accord with Unitary Development Plan policy T16 and the National Planning Policy Framework.

29. The development shall not commence until a scheme detailing the layout and construction specification of the site access with Holly Road and public right of way Denby Dale 22/90 which crosses the access and all associated highway works together with the appropriate Road Safety Audits has been submitted to and approved in writing with the Local Planning Authority; the development hereby approved shall not be brought into use until the approved works have been implemented and they shall be retained thereafter.

Reason: in the interests of highway efficiency and safety and to accord with policy T10 of the Kirklees Unitary Development Plan and part 3 of the National Planning Policy Framework.

30. No part of the development shall be brought into use until a Full Travel Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan shall include:

- a) Measures, objectives and targets for reduced car usage and increased non-car transport usage, including modal split targets;
- b) The provision of Travel Plan Co-ordinator including roles, responsibilities and annual monitoring;
- c) The provision of travel Information;
- d) Implementation and review timescale;
- e) Enforcement, sanctions and corrective/review mechanisms;
- f) Enter into an arrangement to provide Residential Metro Cards Scheme A Zone 2-5 to at least 60% of the residential units
- g) Enter into an arrangement for the development and monitoring of the Travel Plan for a period of five years following occupation of the first dwelling.

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: To comply with the Council's sustainability objectives set out in Unitary Development Plan Policy T1 and part 3 of the National Planning Policy Framework.

31. Notwithstanding the submitted details the development shall not commence until details of:

- a) Traffic calming and footway and landscaping on Pennine Way as shown on the indicative drawing no 12043-GA-04 Rev C,
- b) Measures to manage on-street parking on Wakefield Road opposite the junction with Pennine Way,
- c) 2.4 x 43.0 metre visibility splays from the site access to Pennine Way
- d) A footway along the entire site frontage to Pennine Way and all associated highway works together with appropriate Road Safety Audits
- e) Realignment of the kerb line and associated works on Wakefield Road to provide a 2.4m x 40.0m visibility splays from a Pennine Way as shown on the indicative drawing 12042-GA-06 Rev A.

have been submitted to and approved in writing by the Local Planning Authority; no dwellings hereby approved shall be occupied until the approved works have been implemented and such works shall thereafter be retained.

Reason: in the interests of highway efficiency and safety and to accord with policy T10 of the Kirklees Unitary Development Plan and part 3 of the National Planning Policy Framework.

32. No development shall take place until a comprehensive written mitigation strategy based on the format of Natural England's EPS licence application method statement detailing how the development shall be completed without harm to any bat species and without loss or detriment to the wildlife habitat used by the said species, shall be submitted to and approved by the Local Planning Authority before development commences. The development shall then be carried out in accordance with the approved method statement.

Reason: In the interests of the biodiversity of the site and in accordance with the NPPF and Circular 06/2005 – Biodiversity and Geological Conservation - Statutory obligation and their impact within the planning system.

33. No development shall take place until a site investigation of the nature and extent of any land instability has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority.

The results of the site investigation shall be made available to the local planning authority before any development begins. If any land instability issues are found resulting from, for example past mining activity, during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures before development commences.

If, during the course of development, any unexpected hazards are found which have not been identified in the site investigation, additional measures for their remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

Reason: In the interests of adequate investigation and consideration of risk from past coal mining activity.

34. No development to take place within the application site boundary until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory recording of the heritage asset in accordance with the National Planning Policy Framework.

35. Before development commences a scheme detailing timing and routing of site clearance and construction traffic shall be submitted and approved in writing with the Local Planning Authority and development shall be carried out in accordance with the approved scheme.

Reason: in the interests of highway efficiency and safety and to accord with policy T10 of the Kirklees Unitary Development Plan and part 3 of the National Planning Policy Framework.

This recommendation is based on the following plan(s):

Plan Type	Reference	Version	Date Received
Environmental Impact Assessment + Non-Technical Summary			28 Oct 2013
Application forms			28 Oct 2013
Location plan	P12:4587:03	A	28 Oct 2013
Indicative Masterplan	12 4587	B	28 Oct 2013
Indicative masterplan (separation distances)	12 4587		28 Oct 2013
Design & Access Statement	Sept 2012		28 Oct 2013
Transport assessment + Addendum	Sept 2012 12043	1	28 Oct 2013
Flood Risk Assessment	June 2013 RED467_FRA_B		27 Nov 2013
Phase 1 Desk Top Study report	12RED033 Aug 2012		28 Oct 2013
Planning case report	Oct 2013	B	28 Oct 2013
Kirklees 5-year Housing Land Supply Assessment	Sept 2013		28 Oct 2013
Statement of Community Consultation	October 2012		28 Oct 2013
Tree survey	August 2012		28 Oct 2013
Archaeology Desk Based Assessment	MAP 5.40.2012		28 Oct 2013

Plan Type	Reference	Version	Date Received
Habitat statement	3 May 2013		28 Oct 2013
Tree location plans 1-4 (Shadows)			28 Oct 2013
Landscaping layout	P12 4587 110	O	28 Oct 2013
Environmental Statement	October 2012		28 Oct 2013
Junction improvements	12042/GA/06	A	06 Dec 2013
Pennine Way Traffic Calming	12043-GA-04	C	06 Dec 2013

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk

It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No: (01484) 225397 who can advise further on this matter.

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 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 Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- 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 fill in the online form www.kirklees.gov.uk/business/PlanningApplication/planning_application_feedback.asp so that we can work on continually improving our customer service. Thank you.

Dated: 23-Dec-2013

Signed: 

Jacqui Gedman
Director of 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 2013/60/93441/E.

If a paper copy of the decision notice or decided plans are required please email planning.contactcentre@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: planning.contactcentre@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR
