
Report of the Head of Planning and Development

STRATEGIC PLANNING COMMITTEE

Date: 03-Nov-2022

Subject: Planning Application 2022/92308 Temporary siting of Dewsbury market Foundry Street/Market Place/Longcauseway/Town Hall Way, Dewsbury, WF12 8EN

APPLICANT

Peter Gladstone, Kirklees
Council, Capital
Development

DATE VALID

08-Jul-2022

TARGET DATE

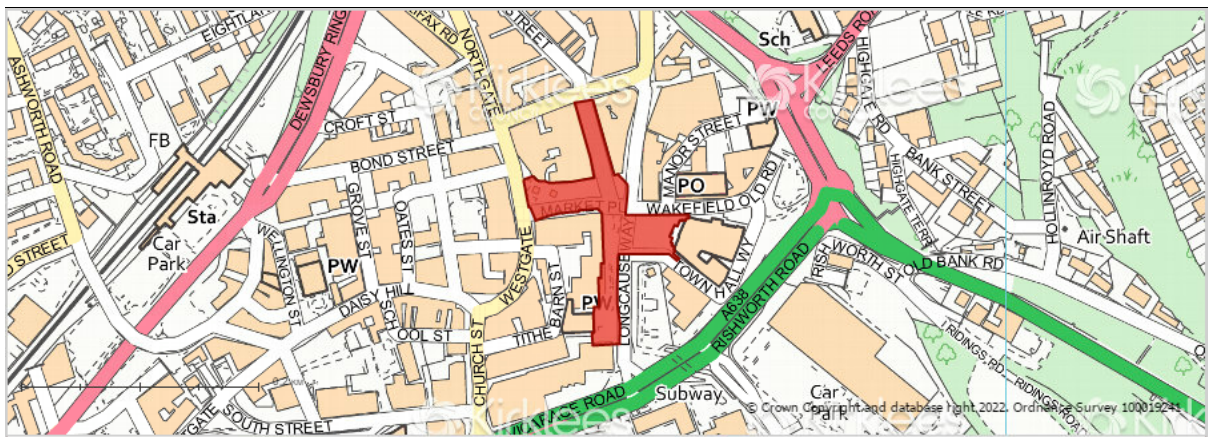
02-Sep-2022

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

[Public speaking at committee link](#)

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Dewsbury East

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION:

APPROVE

DELEGATE approval of the application and the issuing of the decision notice to the Head of Development and Master Planning in order to complete the list of conditions including those contained within this report

1.0 INTRODUCTION

- 1.1 The application has been brought before the Strategic Planning Committee due to the size of the site exceeding 0.5ha.

2.0 SITE AND SURROUNDINGS

- 2.1 This application relates to a plot of land in Dewsbury Town Centre, comprising Longcauseway, Crackenedge Lane, Market Place, Wakefield Old Road, Town Hall Way and the piazza the front of Dewsbury Town Hall. The land is predominantly hardstanding, which serves both adopted, and unadopted, highways and the associated footways. The boundary of the site is lined with primary shopping frontages which consist of two-storey and three-storey properties of a variety of designs. Dewsbury Town Hall also fronts the site which shapes the historic centre of Dewsbury.
- 2.2 The application site is located within Dewsbury Town Centre Conservation Area and hosts one Grade II Listed telephone box. It is surrounded by multiple Grade II Listed properties of a variety of designs, ages and sizes. The application site is partially located within the Primary Shopping Area and is due south of the existing Dewsbury Market Place. The property is located within a zone 2 flood zone.

3.0 PROPOSAL

- 3.1 Planning permission is sought for the temporary re-location of Dewsbury market.
- 3.2 The proposal would include the relocation of market traders to four interconnected areas: Foundry Street (between Corporation Street and Market Place), Market Place, the western footpath of Longcauseway (in front of the Prince of Wales precinct), and the forecourt of the Town Hall, extending to half the width of Town Hall Way. The proposal is to allow market trading to continue during construction works at the existing Market Place.

- 3.3 The temporary marketplace will accommodate 52 container structures and 44 day stalls. This application relates only to the containers as the day stalls would be erected under permitted development. The proposed containers would be 6.06m(w) x 2.44m(d) x 2.59m(h) and would be located across the four areas highlighted above. Two further containers of the same dimensions, used for storage and a Waste Compound are also proposed within the site. The proposed 53 containers would cover a total of 783.87m².
- 3.4 The proposed containers would be constructed in steel with corrugated wall panels. The containers would have two large openings in the front elevation with roller shutter doors and a locking personnel door to the side. They would be finished in 'claret red' (RAL 4004), 'blue lilac' (RAL 4005) and 'bright red orange' (RAL 2008), with the canopies and shutters in black. There would be artwork, commissioned by local artists, on the backs and sides of the containers.
- 3.5 The scheme would include the removal of existing street furniture, including bollards, planter beds and metal railings, which would all be reinstated once the temporary period had ended.
- 3.6 The application seeks approval for the siting of the temporary market for a period of three years.

4.0 RELEVANT PLANNING HISTORY

- 4.1 No relevant planning history at the site.
- 4.2 At nearby Dewsbury Market:
2021/93368 – Redevelopment of market with addition of mezzanine floor – Approved.

5.0 HISTORY OF NEGOTIATIONS/AMENDMENTS RECEIVED

- 5.1 Officers have engaged with the applicant and agent throughout the application, from the pre-application stage to post submission. Officers have entered into discussions regarding all matters, however notable topics of discussion were flooding, crime and design. The agent also revised the site plan following objections made by a stakeholder. No amendments have been sought directly but additional information relating to the forementioned topics has been submitted. Furthermore, the applicant revised the site plan to address amenity and land ownership concerns that were raised during the public consultation period.

6.0 POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).
- 6.2 The site is set within the allocated within the Dewsbury Principal Town Centre and set within the Dewsbury Town Centre Conservation Area

6.3 Kirklees Local Plan (KLP):

- **LP 1** – Achieving Sustainable Development
- **LP 2** – Place Shaping
- **LP 7** – Efficient and Effective Use of Land and Buildings
- **LP 13** – Town Centre Uses
- **LP 14** – Shopping Frontages
- **LP 18** – Dewsbury Town Centre
- **LP 20** – Sustainable Travel
- **LP 21** – Highway Safety
- **LP 24** – Design
- **LP 27** – Flood Risk
- **LP 28** – Drainage
- **LP 30** – Biodiversity and Geodiversity
- **LP 33** – Trees
- **LP 35** – Historic Environment
- **LP 51** – Protection and Improvement of Local Air Quality
- **LP 52** – Protection and Improvement of Environmental Quality

6.4 National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving Sustainable Development
- **Chapter 4** – Decision-Making
- **Chapter 7** – Ensuring the Vitality of Town Centres
- **Chapter 8** – Promoting Health and Safe Communities
- **Chapter 9** – Promoting Sustainable Transport
- **Chapter 11** – Making Efficient Use of Land
- **Chapter 12** – Achieving Well-Designed Places
- **Chapter 14** – Meeting the Challenge of Climate Change, Coastal Change and Flooding
- **Chapter 15** – Conserving and Enhancing the Natural Environment
- **Chapter 16** – Conserving and Enhancing the Historic Environment

6.5 Other Material Considerations:

- Kirklees Highways Design Guide SPD (2019).
- Waste Management Design Guide for New Developments (Version 5, October 2020).
- Kirklees Biodiversity Net Gain Technical Advice Note (2021).

7.0 PUBLIC / LOCAL RESPONSE

7.1 This application was advertised via neighbour notification letter, site notice and in the press as the application would affect the setting of a Listed Building and is within a Conservation Area.

7.2 Final publicity expired on the 2nd September 2022. 2 representations were received in response to the above publicity which commented on the initial proposal under this application. The full comments are available to view on the Council's Planning Webpage, but a summary of the concerns raised is provided below:

- Nowhere for customers to sit and eat purchased food
- The containers would 'corral' the band stand preventing its use
- The application appears to be for 18 months and is likely to overrun and therefore what contingency plans are in place
- No details on the gazebo but appears to be small
- The market stall would encroach on the access to Longcauseway Church which is within the ownership of the church

8.0 CONSULTATION RESPONSES

8.1 Below is a brief summary of the consultation responses received. These comments will be discussed in further detail where relevant later on in the assessment.

8.2 Statutory Consultees:

The Environment Agency: No objections subject to conditions.

Yorkshire Water: No objections subject to conditions.

8.3 Non-Statutory Consultees:

KC Conservation and Design: No objections.

KC Trees: No objections.

KC Waste Strategy: Raised concerns regarding waste storage and presentation and refuse collection vehicle access.

KC Crime Prevention: Raised concerns regarding external lighting, security measures, cycle and motorcycle parking/storage and CCTV.

KC Lead Local Flood Authority: No objections.

KC Environment Health: No objections.

KC Highways Development Management: Raised concerns regarding access for larger vehicles.

KC Policy: (informal) No objections

9.0 MAIN ISSUES

- Principle of Development
- Residential Amenity
- Highway Safety
- Flood Risk and Drainage
- Crime and Security
- Waste
- Trees and Ecology
- Climate Change
- Representations

10.0 APPRAISAL

Principal of Development

Town Centre Location and Retail Use

- 10.1 Local Plan Policy LP13 sets out a hierarchy of centres with Dewsbury being defined as a Principal Town Centre. It's role and function are to:
- Provide for the shopping needs (particularly for non-food goods) of residents across Kirklees.
 - Be the main focus in Kirklees for the provision of financial and professional services, offices, entertainment, sport, leisure, arts, cultural and tourism facilities, further and higher education; and health services.
- 10.2 The temporary market is located partly within the Dewsbury Primary Shopping Area. Whilst it does not form part of the primary shopping frontage, it is set directly in front of it, thus, Policy LP14 of the Local Plan (Shopping Frontages) is relevant. Primary shopping areas are where retail and other main town centre uses are focused. The policy states that 'uses within Primary Shopping Areas will be expected to maintain or provide active ground floor uses. Retail uses within the above areas will be supported'. The market stalls/containers will provide a retail use within the Primary Shopping Area and adjacent to the primary shopping frontage and therefore accords with Local Plan Policy LP14.
- 10.3 Policy LP18 of the Kirklees Local Plan states that Dewsbury Town Centre will be a place of vibrancy, vitality and diversity and the town centre will form the focus for retail provision for the north of the district, supported by other main town centre uses. Paragraph 9.48 goes on to say that Dewsbury Market plays a key role in the operation and attraction of the town centre by providing both indoor and outdoor markets, drawing a significant number of people into the town centre on market days. Strengthening the market and its connections is important in broadening the offer of uses provided in the centre. The temporary relocation of the market to the proposed site will allow for the renovation and improvement to the permanent market building which is integral to achieving the aims of Local Plan Policy LP18. The temporary relocation will also help support the vitality and viability of the town centre as a whole, through temporarily redistricting footfall to other parts of the town centre and increasing linked shopping trips. the attractiveness of the market and the potential of increasing linked shopping trips.

- 10.4 The proposal is also consistent with the Dewsbury Town Centre SDF and Dewsbury Blueprint, which both recognise the importance of the market to the town centre and the need to drive greater footfall. The proposal to temporarily relocate the market would support the market offer through allowing the redevelopment of the permanent building which in turn supports the overarching ambitions for the town centre.
- 10.5 The principle of development is further supported by chapter 7 of the NPPF, which states that planning decisions ‘should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation’. It also states that ‘planning policies should retain and enhance existing markets’, which demonstrates a commitment to existing markets at national level.

Urban Design and Heritage

- 10.6 The application site occupies streets set within the Dewsbury Town Centre Conservation Area. The site is to the eastern side of Conservation Area and forms an important heritage function by virtue of it forming a prominent side and busy entry point in the Conservation Area. Furthermore, the site is set close to fourteen listed buildings or structure, which are all grade II listed.
- 10.7 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that “in considering whether to grant planning permission which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 10.8 Section 72(1) of the Act states “with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 10.9 Policy LP35 of the Local Plan requires development proposals to preserve or enhance the significance of heritage assets and elements which contribute to the distinct identity of Kirklees. Chapter 16 of the NPPF seeks to conserve and enhance the historic environment.
- 10.10 Policy LP24 of the Local Plan states that good design should be at the core of all proposals, and this should be promoted by ensuring that the form, scale, layout and details of all development respects and enhances the character of the area. This also includes re-using existing buildings where possible, offering flexibility to meet changing requirements, minimising the risk of crime, providing landscaping and tree planting and providing public art where possible. Guidance within Chapter 12 of the NPPF also seeks to achieve well-designed places.
- 10.11 In the case of this application, the container would extend around quite a large part of the conservation area and will clearly harm the setting of several listed buildings including the town hall. However, this would be for a temporary period, and it is important to consider the wider benefits of the proposed scheme. The proposed development is designed to support the existing market traders during a period of closure for the permanent market building. Retaining the economic viability of the town centre is a clear public benefit which outweighs the harm, which is only temporary anyhow and therefore limited. Furthermore, the containers are to be painted brightly and feature

artwork on. This offers a visual interest and will provide a more modern finish, lessening the harm whilst offering some character to the development which is suitable in relation to Local Plan Policies LP24 and LP35.

- 10.12 KC Conservation and Design accepts that temporary relocation of the market is necessary and agree with officers regarding the public benefit outweighing the temporary harm.
- 10.13 Subject to conditioning the scheme to be temporary, the scheme is said to accord with Local Plan Policies LP24 and LP35 and Chapter 12 and 16 of the NPPF with regard to urban design and heritage.

Principle of Development and Design Conclusion

- 10.14 The application has been assessed within the wider context of the aims of Dewsbury Town Centre. The application will allow for existing traders to continue operating in a part of town where footfall is at its highest and retail is appropriate, whilst the permanent home of Dewsbury Market goes through an economic, strategical and visually important redevelopment. Whilst officers accept there will be some harm, albeit said harm is limited and temporary with regard to the impact on the Conservation Area and adjacent Listed Buildings. This harm is considered to be outweighed by the clear and significant public benefit the scheme has for Dewsbury Town Centre. For this reason, the principle of development is considered acceptable.
- 10.15 In terms of timeframe, it is predicted the refurbishment of the permanent Market area would take approximately 18 months from the date of commencement; however, officers must be reasonable when granting the period of time. It is logical and reasonable to expect the redevelopment of the market to experience difficulties that may result in delays. For this reason, officers are recommending the granting of the temporary permission for 3 years from the date the site comes in to use.

Impact on Residential Amenity

- 10.16 There are residential uses, albeit sporadic, within the immediate vicinity of the site. Local Plan Policy LP24 states that 'Proposal should promote good design by ensuring: ... b.) they provide a high standard of amenity for future and neighbouring occupiers.' Chapter 12 of the NPPF supports this.
- 10.17 The application is supported by a management plan, which amongst other matters, breaks down the proposed 0700-1900 operating hours as follows:
- 07:00 - 10:00 - servicing and setting up;
 - 10:00 - 16:00 - Market trading;
 - 16:00 - 18:00 - servicing and packing away;
 - 16:00 - 19:00 - cleaning and maintenance.
- At present, the market opens 0600-1900, with the hall open on Wednesdays, Fridays and Saturdays with a select number of traders open on Mondays, Tuesdays, Thursdays and Sundays.

- 10.18 The dwellings located close by to the application site are all flats set on upper floors within the town centre. Given the town centre location of the proposed site, amenity of the nearby dwellings is already impacted upon by the existing commercial activity. The proposed development provides additional commercial and retails activity in the town centre where existing uses of this nature already caused some harm. The proposed market is not likely to cause any new forms of 'harm' not already akin to the town centre location. Therefore, the development, subject to a condition relating to opening hours consider that the scheme would not materially harm the amenity of any dwellings.
- 10.19 For reference KC Environmental Health were consulted as part of this application and raised no concerns whatsoever with regard to noise, odours or disturbance to any noise sensitive uses (which includes dwellings).
- 10.20 For the reasons set out above, the scheme is considered to accord with Local Plan Policy LP24 and Chapter 12 of the NPPF with regard to Residential Amenity.

Impact on Highway Safety

- 10.21 The site is within a highly sustainable location within the heart of the town centre and is well served by public transport links. Notwithstanding this the full highway impact must be assessed. In this case, the application is supported by a Transport Statement (TS) prepared by SK Transport Planning Ltd.
- 10.22 The proposal will locate temporary market stall facilities on the above streets. The temporary stall facilities will be made up of a mix of container stalls with opening canopies and day stalls of a gazebo type. Container stalls will remain in place for the duration of the temporary market. Day stalls will be erected only during the hours during which vehicle access is not permitted within the pedestrian zone (10am – 4pm). The stalls will be in footway areas and partly within carriageway areas of the roads. The stalls will inevitably represent an obstruction within the highway but are arranged in a manner that will retain a suitable level of access for users.
- 10.23 Furthermore, swept path analysis has been undertaken for relevant vehicle types to test the space provision. The swept path analysis confirms that sufficient highway is available so as to allow free passage without causing a major inconvenience to users of the highway which accords with Local Plan Policy LP21. However, the swept paths for a 16.5 metre articulated HGV had not been provided. These details have since been provided and are being considered by KC Highways Development Management. If these details are not considered acceptable, it shall be conditioned that these issues are addressed before the development is bought in to use.
- 10.24 The application is unclear as to where new posts / columns in the highway or if any modifications to the existing carriageway layout shall be carried out, however given the necessary terrorism prevention measures required and to meet highway safety guidance it is anticipated these will be required. Therefore, it shall be conditioned that details of any modifications to the highway, including pavements are submitted to and approved by the LPA prior to the commencement of development.

10.25 Subject to forementioned conditions, Officers, in accordance with KC Highways Development Management, KC Highway Safety and KC Highway Structures considered that the proposed development accords with Local Plan Policy LP21, Chapter 9 of the NPPF and the Highways Design Guide SPD.

Flood Risk and Drainage

- 10.26 The application site lies within both Flood Zones 2 and 3, with a medium / high probability of flooding from rivers. The application is for retail use, which is considered to be a 'less vulnerable' land use. It is therefore necessary for the application to pass the Sequential Test and to be supported by a site specific flood risk assessment (FRA).
- 10.27 The application has suitably demonstrated that there are no suitable locations for the proposed development outside of Flood Zones 2 or 3, a matter to which officers agree. Furthermore, the submitted FRA demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. Considered that the temporary nature of this development, up to 3 years, when measured against flood risk representing 1 in 100-year events, analysis of the main river flood does not need to consider climate change as a result and Officers consider that the overall risk of flooding is low.
- 10.28 The proposed position of the market stalls would not impact on the public sewerage infrastructure crossing the site whilst the surface water runoff will flow to the existing points of connection, with no increase of impermeable area of the site. No additional drainage for surface water or foul waste is required given that no new impermeable surfacing or toilets are proposed. It is noted the existing public toilets located to the south of Longcauseway Church will be re-opened to serve the development.
- 10.29 The stance above aligns with the consultation responses provided by KC Lead Local Flood Authority, The Environment Agency and Yorkshire Water who raised no objections to the scheme. Given the forementioned reasons, officers consider the scheme accords with Kirklees Local Plan Policies LP27 and LP28 and Chapter 14 of the NPPF with regard to Flood Risk and Drainage. Notwithstanding the above, as the site is set within Flood Zones 2 and 3, conditions are required for the development shall be carried out in accordance with the submitted flood risk assessment, notably in accordance with the details therein relating to the finished floor levels, flood resilience mitigation measures and ensuring the containers will be located a minimum 3 metres from the culvert.

Crime and Security

- 10.30 Paragraph 130 of the NPPF states that planning decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. Local Plan Policy LP24 supports the above statement and states proposal shall ensure 'the risk of crime is minimised by enhanced security, and the promotion of well – defined routes, overlooked streets and places, high levels of activity and well –designed security features.'

- 10.31 Officers seek details via condition concerning security of the temporary structures and the site in general. Subject to these conditions the scheme is considered to accord with paragraph 130 of the NPPF and Local Plan Policy LP24 with regard to crime prevention.

Waste

- 10.33 Local Plan Policy LP24 d vi states that proposal will seek good design by 'incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste.' The submitted information is very unclear on both bin storage areas and the quantity of bins. The proposal includes the provision of a portable cardboard waste compactor which is welcomed. However, details for the bin storage areas, including details to demonstrate sufficient bins are to be provided and stored off the 'highway' in specifically designed, suitable secured bin stores shall be conditioned. Subject to said condition, the scheme accords with Local Plan Policy LP24 d vi.

Trees and Ecology

- 10.34 The trees on Longcauseway are newly planted trees, circa 2020, with small developing canopies. The proposals have worked around the street trees, and all are shown to be retained. The trees are tall enough that the proposed stalls and containers would fit underneath the canopies or in the case of the recently planted trees the canopies are small enough that they would not suffer any harm. As such there is no material harm with regard to Trees or Ecology, thus according with Local Plan Policies LP30 and LP33 and Chapter 15 of the NPPF.

Climate change

- 10.35 On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.
- 10.36 The site is within a highly accessible location and this proposal is part of a longer-term regeneration scheme that will involve the renewal of existing buildings. Using containers for the temporary structures allows future re-use when the permission lapses and the use ceases. The site's accessibility means a significant proportion of staff and visitors will be able to travel to and from the development using sustainable modes of transport. The proposal includes no new landscaping and utilises existing cycle storage facilities which would help to mitigate the impact on climate change. As such, it is considered to be a sustainable form of development.

Representations

10.37 2 representations were received in response to the above publicity which commented on the initial proposal under this application. The full comments are available to view on the Council's Planning Webpage, but a summary of the concerns raised is provided below:

- Nowhere for customers to sit and eat purchased food

Response: Noted, there are existing benches and public space through the town centre which could be used.

- The containers would 'corral' the band stand preventing its use

Response: Noted and considered within the context of this application.

- The application appears to be for 18 months and is likely to overrun and therefore what contingency plans are in place

Response: Noted, officers are seeking to grant permission for three year in case delays arise, however if the use was required for in excess of three years, then the applicant would have to seek to re-new the permission.

- No details on the gazebo but appears to be small.

Response: Noted.

- The market stall would encroach on the access to Longcauseway Church which is within the ownership of the church

Response: Noted and Site Plan rev B received on 26/09 addressed this matter.

11.0 CONCLUSION

11.1 The proposed temporary relocation would allow for the already approved redevelopment of Dewsbury Market, thus strengthening a key asset for the town and help to support the vitality of the wider town centre. The temporary location would allow for existing traders to remain in business during the transition period as well as market offer enhancing the existing town centre offering which would encourage footfall, linked trips and dwell-time within the centre which would benefit the economy and vibrancy of Dewsbury.

11.2 The temporary nature of the development would limit any harm to the Conservation Area or adjacent Listed Buildings whilst the bright paint and art on the containers offers a visual interest and provide a more modern finish whilst offering some character to the development.

11.3 The proposal would not result in any significant harm to highway safety and the development can be controlled so as to ensure that the amenity of nearby residential occupiers is not unduly prejudiced.

11.4 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

11.5 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)

Below is a summary of the proposed conditions:

1. In accordance with the approved plans.
2. Development to begin within 3 years.
3. Pre commencement condition for the submission of hostile vehicle mitigation measures.
4. Hours of operation between 07:00 until 19:00.
5. Temporary permission for 3 years, beginning from when the LPA are notified in writing.
6. Site to be reinstated as before development within 6 months from the use ceasing.
7. The development shall be carried out in accordance with the submitted flood risk assessment.
8. Details of the shutters and locks to secure the containers to be provided.
9. Details of the fencing to secure the rear of containers 23-26 and 31-35 to be provided.
10. Submission of waste management plan, including details of the bin storage.
11. Details of any modifications to the highway, including pavements to be submitted.

BACKGROUND PAPERS:

Application file: <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022%2F92308>

[Link to application details](#)

Redevelopment of Dewsbury Market application file (2021/93368):
<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2F93368>

Certificate B signed: 07/07/2022