



Simon Blyth
ESTATE AGENTS

CARTWORTH QUARRIES, FARMLAND AND BARN AT CARTWORTH, HOLMFIRTH



PROPERTY DESCRIPTION

For sale in four lots. Guide price for total of four lots, circa £1,850,000
(Individual offers on any lots would be considered).

A fabulous block of land approximately 22.4 acres with part run as a commercial stone quarry, farmland adjoining with minerals beneath, and also has an agricultural building upon it with future potential.

All of the above is to be offered for sale in four lots.

LOT ONE – THE QUARRY

A well-established successfully running quarry set in approximately six acres and with approximately 100,000 tons of stone to extract, and approximately 1 million tons of volume to fill. The quarry operates under planning permission reference 2020/70/92410/W, this being dated 5th January 2021. It allows consent to continue the extraction of sandstone and to deepen the quarry to a depth of 322 metres and restore the quarry by means of infill back to agriculture and to recycle, construction and demolition, and excavation waste. The quarry also has an operator's licence for 4 x HGVs (heavy goods vehicles).







LOT TWO

ADJOINING THE QUARRY, APPROXIMATELY 15.5 ACRES IN TOTAL

Adjoining the quarry and also fronting onto Cartworth Moor Road and measuring approximately 15.5 acres, this land could be considered suitable for quarry extension (subject to the necessary consents).

It is down to grass and is relatively level.

LOT TWO (A)

Approx 10 acres with further planning permission, yet to be commenced for the extraction of minerals/stone and backfill (awaiting decision on 106 agreement). This would provide a further 1 million tons of stone and aggregate and approx 1 million tons of backfill.

LOT TWO (B)

This field leads down to Cartworth Moor Road and included in the planning permission for 2a provides a new site access road. We're also informed, when this new planning permission is commenced, wagon movements will raise from 8 in/8 out per day to 15 in/15 out per day.







LOT THREE

APPROX 3.65 ACRES WITH FARM/AGRICULTURAL BUILDING

Approximately 3.65 acres with farm/agricultural building upon it fronting onto Cartworth Moor Road.







LOT FOUR

APPOX 3.5 ACRES OF LAND

Approximately 3.5 acres of land lying between Lots One and Two and fronting onto Cartworth Moor Road.





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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2020/70/92410/W

To: Chris Ballam,
MWP Planning
10, Dobroyd
Shepley
Huddersfield
HD8 8AU

For: S & RM Peel

**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:-**

VARIATION CONDITIONS 7 AND 8 ON PREVIOUS PERMISSION 2012/93305
TO CONTINUE THE EXTRACTION OF SANDSTONE AND DEEPEN THE
QUARRY TO 323M AOD TO RESTORE THE QUARRY TO AGRICULTURAL
USE BY MEANS OF INFIL AND TO RECYCLE CONSTRUCTION, DEMOLITION
AND EXCAVATION WASTE

At: WINDY RIDGE QUARRY, CARTWORTH MOOR ROAD, CARTWORTH MOOR,
HOLMFIRTH, HD9 2RL

**In accordance with the plan(s) and applications submitted to the Council on
27-Jul-2020 [together with those plans and application(s) submitted to the Council
on 29-Oct-2012 and incorporated into planning permission ref no.
2012/62/93305/W granted on 26-Mar-2013] and subject to the condition(s)
specified hereunder:-**

PLANS

(1) A copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display on the site for inspection during normal working hours.

Reason: For the avoidance of doubt and to ensure that the site is operated in accordance with the requirements of this planning permission.

DURATION

(2) Extraction of minerals shall cease and the site restored to a condition suitable for grassland and/or moorland in accordance with the approved plan no. 8973/04 (pursuant to planning permission 2012/93305) and details approved by Condition 19 below by 31st March 2028.

Reason: To ensure the satisfactory completion of mineral extraction and subsequent restoration of the site within an acceptable period of time as well as to ensure the landscape proposals integrate well with the surrounding local amenity and character of the area, in accordance with Policies LP36 and LP37 of the Kirklees Local Plan and guidance within the National Planning Policy Framework and National Planning Practice Guidance.

PRIOR CESSATION

(3) In the event of cessation of winning and working of minerals and landfill prior to the achievement of the completion of the approved scheme, a revised restoration scheme to include details of reclamation and aftercare and a timetable for implementation in accordance with the details contained in the scheme referred to in Condition 20 below, shall be submitted in writing for the approval of the Mineral Planning Authority within 6 months of the cessation of winning and working of minerals and landfill. Thereafter the approved revised restoration scheme shall be fully implemented within the approved timetable.

Reason: To ensure the satisfactory restoration of the site should development cease prior to completion and to accord with Kirklees Local Plan Policies LP36 and LP37 and Section 17 of the National Planning Policy Framework

ACCESS

(4) The sole means of vehicular access and egress from the site shall be from Cartworth Moor Road and there shall be no access or egress to and from the site via the track which connects the site to White Gate Road.

Reason: In the interests of the free and safe use of the highway and to accord with Kirklees Local Plan Policy LP21 and guidance in the National Planning Policy Framework

(5) All commercial vehicles leaving the application site shall have their wheels and chassis cleaned before they enter the public highway.

Reason: To prevent material being deposited on the access road or highway, in the interests of the free and safe use of the highway and to accord with Kirklees Local Plan Policy LP21 and guidance in the National Planning Policy Framework

(6) The total number of heavy good vehicles (HGV's) to and from the site shall not exceed 16 per day (8 in and 8 out).

Reason: In the interests of highway safety and to accord with Kirklees Local Plan Policies LP21 and LP36 as well as guidance in the National Planning Policy Framework

(7) A drainage system shall be installed and maintained to ensure that no slurry or water from the permitted area flows onto the public highway.

Reason: In the interests of the free and safe use of the highway and to accord with Kirklees Local Plan Policy LP21 and guidance in the National Planning Policy Framework

(8) Quarry associated traffic shall not be parked on the highway including Bridleway. All quarry associated vehicles shall be confined to the hatched area shown on drawing no. C6378/2d pursuant to planning permission 2002/91421, which shall be kept clear of all obstructions to such use.

Reason: In the interests of the free and safe use of the highway and to accord with Kirklees Local Plan Policy LP21 and guidance in the National Planning Policy Framework

(9) All loaded Heavy Goods Vehicles leaving the site shall have their loads sheeted.

Reason: In the interest of highway safety and to accord with Policies LP21 and LP36 of the Kirklees Local Plan and guidance in the National Planning Policy Framework

WORKING PROGRAMME, PHASING AND DIRECTION OF WORKING

(10) No workings or extraction of mineral within the site shall take place below a level of 323 metres AOD.

Reason: To minimise the risk of pollution of watercourses and aquifers, restrict disturbed areas to not extend beyond those identified on the approved plan and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

(11) A strip of land having a minimum width of 3 metres shall remain unworked inside the dry stone walls on the boundary of the site.

Reason: To ensure the development is contained within the permitted boundaries to avoid adverse effects on surrounding land and to accord with Section 15 of the National Planning Policy Framework

(12) No waste, mineral or soils shall be stockpiled nor plant located above the original level of the ground.

Reason: In the interests of visual amenity, to safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36 and LP52 and Sections 15 and 17 of the National Planning Policy Framework

(13) No stone sawing operations shall take place on the site.

Reason: To minimise the impact of the development upon the amenities of the local area, including the risk of pollution of watercourses and aquifers and to accord with Kirklees Local Plan Policies LP36 and LP52 and Sections 15 and 17 of the National Planning Policy Framework

(14) From the date of this permission the operators shall maintain records of their monthly production and import of waste material and shall make them available to the Mineral Planning Authority at any time upon request. All records shall be kept for at least 24 months.

Reason: To allow the Mineral Planning Authority to record the progress on site, enable monitoring and to accord with Policy LP36 of the Kirklees Local Plan and guidance within the National Planning Policy Framework

WATER PROTECTION AND POLLUTION PREVENTION

(15) Only uncontaminated excavated soils, construction and demolition waste shall be deposited on the site and there shall be no deposition of timber, paper, plasterboard or any other material capable of producing a polluting leachate.

Reason: To prevent the pollution of land, groundwater and surface water and to accord with Kirklees Local Plan Policies LP36 and LP52 and Sections 15 and 17 of the National Planning Policy Framework.

(16) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent the pollution of land, groundwater and surface water and to accord with Kirklees Local Plan Policies LP34, LP36 and LP52 as well as guidance within Sections 15 and 17 of the National Planning Policy Framework.

SOIL STORAGE/MANAGEMENT

(17) Topsoil, subsoil or other soil making materials shall be stored separately in storage mounds. The surface and slopes of soil storage mounds which are to be stored for more than 6 months, or over the winter period shall be evenly graded, seeded, a grass sward established and thereafter regularly managed to control the growth of weeds and rank vegetation.

Reason: In the interest of visual amenity, to prevent the proliferation and spread of weeds into neighbouring land and the retention of existing soils on site for use in the restoration of the site to a beneficial after use and to accord with Sections 15 and 17 of the National Planning Policy Framework

(18) No topsoil or subsoil shall be removed from the site. The Mineral Planning Authority shall be supplied with a plan indicating the areas stripped of such materials and the location of each storage mound.

Reason: : In the interest of visual amenity, to allow the Mineral Planning Authority to record progress, enable monitoring and to ensure the retention of existing soils on site for use in the restoration of the site to a beneficial after use in accordance with Policy LP37 of the Kirklees Local Plan as well as Sections 15 and 17 of the National Planning Policy Framework

RESTORATION

(19) After completion of minerals extraction the site shall be reclaimed to grassland and/or moorland progressively in accordance with a detailed scheme submitted to and approved in writing by the Mineral Planning Authority within 6 months of the date of this permission. The submitted scheme shall provide for;

- (a) the phasing and direction of the backfilling of the site with imported waste.
 - (b) the removal of plant, buildings and structures, machinery and haul roads.
 - (c) the location of areas to be restored to agriculture and the location of hedges, fences, gates.
 - (d) on areas of the site to be restored for agriculture a minimum combined depth of 0.5 metres of topsoil, subsoil and subsoil forming materials shall be placed on the surface of the final waste deposit.
 - (e) the ripping of any compacted layers of final cover on the backfilled waste deposit to ensure adequate drainage and aeration before the spreading of topsoil.
 - (f) the final levels and contours of the restored land graded to tie in with those of the surrounding land and to prevent ponding and promote good drainage
 - (g) grass seeding of any areas to be reclaimed to agriculture
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- (h) details of the restoration to moorland including planting details, sources of heather and management
- (i) a land drainage scheme for the restored land to be implemented after the completion of settlement
- (j) the removal of all soil storage mounds.
- (k) new fences, gates and stiles to be in the local style.
- (l) a detailed programme of works.

Thereafter the restoration works shall be fully implemented in accordance with the approved details/timescales and the Mineral Planning Authority being notified in writing, 7 days prior to the spreading of subsoil or topsoil.

Reason: To ensure that the restoration of the site results in a beneficial afteruse, and achieving biodiversity interests within the site in accordance with Kirklees Local Plan Policies LP30 and LP37 Sections 15 and 17 of the National Planning Policy Framework

SOIL REPLACEMENT DURING RESTORATION

(20) The final 500mm of waste materials deposited on the site shall consist of clean uncontaminated excavation material or subsoil and be wholly free of obstacles to hinder subsequent cultivation.

Reason: To ensure that the restoration of the site results in a beneficial afteruse and to accord with Kirklees Local Plan Policy LP37 Section 17 of the National Planning Policy Framework

(21) Prior to the spreading of topsoil the surface of the site shall be ripped to a depth of 450mm to relieve compaction at spacings of not more than 780mm and all stones, bricks, concrete or any object larger than would pass through a wire screen mesh with a spacing of 75mm shall be removed from the surface of the site. The Mineral Planning Authority shall be informed when this condition has been complied with and respond in writing prior to restoration works continuing.

Reason: To allow the Mineral Planning Authority to record progress, enable monitoring and to ensure the works results appropriate restoration to enable a beneficial after use of the site, in accordance with Policy LP37 of the Kirklees Local Plan as well as Sections 15 and 17 of the National Planning Policy Framework

(22) Topsoil of 150mm depth shall be spread over the surface of the site in those areas to be used for agriculture. Thereafter the Mineral Planning Authority shall be notified on completion of the spreading of topsoil and with and shall be given the opportunity to inspect the surface and respond in writing prior to restoration works continuing.

Reason: To allow the Mineral Planning Authority to record progress, enable monitoring and to ensure the appropriate restoration of the site results in a beneficial after use in accordance with Policy LP37 of the Kirklees Local Plan as well as Sections 15 and 17 of the National Planning Policy Framework

(23) The spreading of subsoil and topsoil shall only be carried out when the material and the ground on which it is to be placed are in a dry and friable condition and in sufficient time for subsoiling, cultivation and reseeding to take place under normal weather conditions generally before the end of September.

Reason: To ensure that the restoration of the site results in a beneficial afteruse and to accord with Kirklees Local Plan Policy LP37 Sections 15 and 17 of the National Planning Policy Framework

(24) A grass sward shall be developed in those areas of the site to be restored to grassland in the first available sowing season.

Reason: To ensure that the restoration of the site results in a beneficial afteruse and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

(25) If in any part of the restored area satisfactory grass growth is not obtained as a result of the initial sowing, such part shall be cultivated and seeded after the correction of any nutrient deficiencies in the soil during the next sowing season and such work shall be repeated until a sward is established.

Reason: To ensure that the restoration of the site results in a beneficial afteruse and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

(26) Any sowing management works forming part of the landscaping scheme referred to in Condition 19 above shall be carried out during the first seeding season following the completion of development, or as otherwise may be agreed in writing by the Mineral Planning Authority and shall be maintained over a period of five years from the completion of planting works.

Reason: To ensure that the restoration of the site results in a beneficial afteruse and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

(27) Within 3 months of the restoration of the final top layer, the developer shall submit to the Mineral Planning Authority a plan with contours at sufficient intervals to indicate the final restored form of the site, together with a record of the depth and composition of the reinstated soil profiles.

Reason: To ensure that the restoration of the site results in a beneficial afteruse and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

PROTECTION OF AMENITY

(28) Except in emergencies to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable):

(a) no operations, other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site except between the following times 0800 hours and 1730 Monday to Friday; and 0800 hours and 1230 Saturdays;

(b) no operations other than environmental monitoring and water pumping at the site shall take place on Sundays or Bank or National Holidays.

Reason: To safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36 and LP52 as well as guidance within Sections 15 and 17 of the National Planning Policy Framework.

(29) The 'A' weighted equivalent continuous free field noise level ($L_{Aeq,T}$) when measured at a height of 1.2m-1.5m above the ground and at least 3.5m from any reflecting structure other than the ground, attributable to the operation of the site, measured at, or projected to, any noise sensitive property, including residential accommodations and buildings housing farm animals, or at equivalent positions agreed with the Mineral Planning Authority, shall not exceed:

(i) 70dB(A) in any one hour period at any noise sensitive property during exceptionally noisy operations such as the construction and removal of the soil baffle mounds and soil stripping and replacement as agreed in advance with the Minerals Planning Authority. (This noise limit is only permitted for a maximum of 8 weeks in any 12 month period).

(ii) 45dB(A) in any one hour period at any noise sensitive property, including residential accommodation and buildings housing farm animals, during all other site operations.

Reason: To safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36 and LP52 as well as guidance within Sections 15 and 17 of the National Planning Policy Framework.

(30) Exceptionally noisy operations such as soil stripping and replacement, and baffle mound formation and removal shall be carried out only between the hours of: 0900 –1730 Monday to Friday 0930 –1230 Saturday and at no time on Sundays or Bank or National Holidays.

Reason: To safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36 & LP52 as well as guidance within Sections 15 and 17 of the National Planning Policy Framework.

(31) All servicing maintenance and testing of plant shall be carried out only between the hours of:

0730 –1800 hours Monday to Friday 0730 –1300 hours on Saturday.

And at no time on Sundays or Bank and National Holidays.

Reason: To safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36 and LP52 as well as guidance within Sections 15 and 17 of the National Planning Policy Framework.

(32) All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specifications at all times and shall be fitted with and use effective silencers.

Reason: To safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36 and LP52 as well as guidance within Sections 15 and 17 of the National Planning Policy Framework.

(33) There shall be no blasting on the site.

Reason: To safeguard the amenities of nearby residents and to accord Kirklees Local Plan Policies LP36 and LP52 and Section 17 of the National Planning Policy Framework.

DUST

(34) The site shall be operated at all times in accordance with the dust suppression measures detailed in Section 9.4 of the supporting statement produced by LDP Planning and dated October 2012, pursuant to planning permission 2012/93305

Reason: To safeguard the amenities of nearby residents and to accord Kirklees Local Plan Policies LP36 and LP52 and Section 17 of the National Planning Policy Framework.

(35) The site shall not be used for the storage of waste skips or containers or other plant and equipment not directly associated with the operation of the quarry or landfill site.

Reason: To safeguard the amenities of nearby residents and to accord Kirklees Local Plan Policies LP36 and LP52 and Section 17 of the National Planning Policy Framework.

(36) No waste material shall be burnt within the boundaries of the site and a fire on the site shall be regarded as an emergency and immediate action shall be taken to extinguish it.

Reason: To safeguard the amenities of nearby residents and to accord Kirklees Local Plan Policies LP36 and LP52 and Section 17 of the National Planning Policy Framework.

PERMITTED DEVELOPMENT RIGHTS

(37) Notwithstanding the provisions of Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order amending, replacing or re-enacting that Order with or without modification) no fixed plant or machinery, buildings, structures and erections, or private ways which would project above natural ground levels shall be erected, extended, installed or replaced at the site without the prior approval in writing of the Mineral Planning Authority.

Reason: In the interest of visual amenity, to safeguard the amenities of nearby residents and to accord with Kirklees Local Plan Policies LP36, LP52 and Section 15 and 17 of the National Planning Policy Framework.

AFTERCARE

(38) An outline aftercare scheme requiring such steps as may be necessary over the aftercare period of five years to bring each restoration phase of the site reclaimed under Condition nos. 2 and 19 to 27 the required standard for use for agriculture and for moorland shall be submitted to and approved in writing by the Mineral Planning Authority at least 3 months prior to the completion of replacement of all restoration soils on any phase of the permitted development site. Thereafter the approved aftercare scheme shall be fully implemented.

Reason: To ensure the restoration of the site when development is complete, is brought to a beneficial after use and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

(39) The aftercare scheme submitted in accordance with Condition no.38 above shall provide an outline strategy which shall include:

- a detailed annual programme for the first year of aftercare
- details identifying who would be responsible for carrying out the aftercare,
- broadly outline the steps to be carried out in the aftercare period, and their timing within the overall programme,
- include all areas subject to aftercare on an accompanying map with separate demarcation of any areas having different aftercare periods or management proposals

and shall comply with the requirements identified in National Planning Practice Guidance

Reason: To ensure the restoration of the site is completed to a beneficial after use, secure biodiversity interests on site and accord with Kirklees Local Plan Policies LP30 and LP37 as well as Sections 15 and 17 of the National Planning Policy Framework.

(40) Following compliance with Condition 38 above a detailed annual aftercare programme shall be submitted to the Mineral Planning Authority before 31 August during the remainder of the aftercare period. The programme submitted shall amplify the outline strategy for aftercare work to be carried out in the forthcoming year, include any modifications to the original proposals and shall comply with the requirements identified in National Planning Practice Guidance. The approved scheme shall thereafter be fully implemented.

Reason: To ensure the restoration of the site is completed satisfactorily and site is brought to a beneficial after use and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework.

(41) Every year during the aftercare period, the developer shall arrange a site meeting to be held before 30th November to which the following parties shall be invited:

- (a) The Mineral Planning Authority,
- (b) The operator,
- (c) All owners/tenants of land within the site,
- (d) Any restoration/aftercare sub-contractor retained by the applicant/operator,
- (e) DEFRA,
- (f) Natural England.

to discuss the reports prepared in accordance with conditions 38 and 40 above, review progress to date, agree any further remedial measures or improvements necessary to be carried out under the aftercare programme for the coming year.

Reason: To ensure the restoration of the site is completed satisfactorily and site is brought to a beneficial after use and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework.

ARCHAEOLOGY AND GEOLOGY

(42) The Minerals Planning Authority shall be notified in writing of any artefact or feature of archaeological or geological interest encountered on the site. The developer shall afford access at all reasonable times to individuals nominated by the Mineral Planning Authority who shall be allowed to observe the excavations and record items of interest and finds.

Reason: To enable sites of archaeological interest to be adequately investigated and recorded and to accord with Section 16 of the National Planning Policy Framework

FOOTNOTE:

With reference to condition 8 see link below:

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2002/91421&file_reference=121443

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---|--------------------------------------|---------|----------------|
| Location Plan | 8973/01 | | 28th July 2020 |
| Topographical Survey | 8973/02 | | 28th July 2020 |
| Maximum Excavation Plan | 8973/03 | | 28th July 2020 |
| Restoration (agricultural, moorlands and levels) Plan | 8973/04 | | 28th July 2020 |
| Cross Section | 8973/05 | | 28th July 2020 |
| Supporting Statement | Dated July 2020 by MWP | | 28th July 2020 |
| Technical note (1769) | Dated March 2020 by Paragon Highways | | 28th July 2020 |

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 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. Other than seeking further clarity on the stage of operations at the site, no negotiations were considered necessary. The above conditions have also been shared and agreed to by the applicant.

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.

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 refuse permission for the proposed development or 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 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: 05-Jan-2021

Signed:



David Shepherd
Strategic Director Growth and Regeneration

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 2020/70/92410/W.

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

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



Permit

The Environmental Permitting (England & Wales) Regulations 2016

Windy Ridge Recycling Ltd
Windy Ridge Quarry
Cartworth Moore
Cartworth Moore Road
Holmfirth
HD9 2RL

Permit number

EPR/WE2220AB

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/WE2220AB

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Windy Ridge Recycling Ltd ("the operator"),

whose registered office is

Abacus House
Pennine Business Park
Longbow Close
Huddersfield
West Yorkshire
HD2 1QQ

company registration number 13073256

to operate waste operations described in standard rules **SR2008 No.11** at

Windy Ridge Quarry
Cartworth Moore
Cartworth Moore Road
Holmfirth
HD9 2RL

to the extent authorised by and subject to the conditions of this permit.

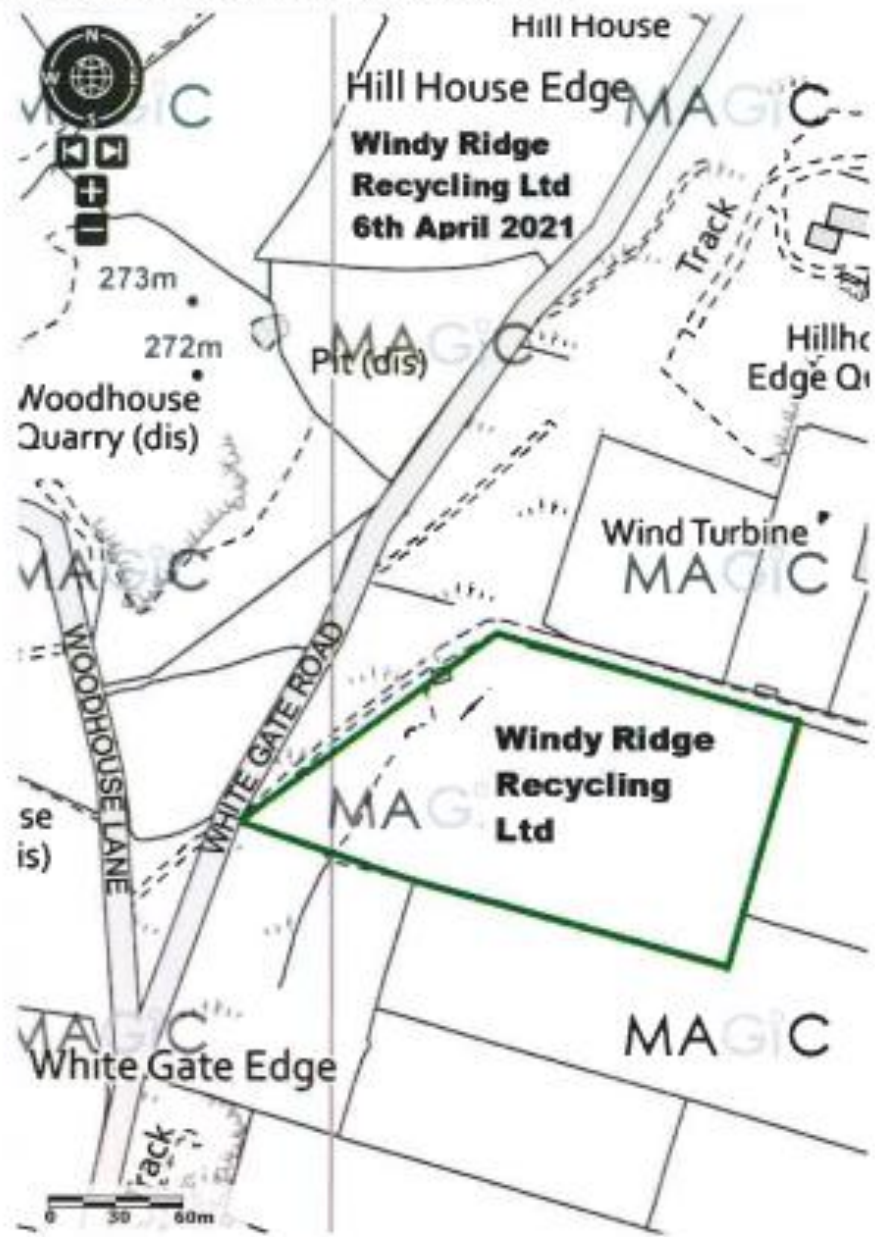
Under regulation 27(2) of the Regulations, standard rules **SR2008 No.11** are conditions of this permit.

| Name | Date |
|---------------|------------|
| Helen Marston | 06/09/2021 |

Authorised on behalf of the Environment Agency

Schedule 1 – Site plan

This is the plan referred to in the standard rules SR2008 No.11



VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



MAIN CONTACTS

T: +44 (0)1484 689689

W: www.simonblyth.co.uk

A: Fairfield House,
Hollowgate,
Holmfirth, HD9 2DG

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730