

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No: 2018/44/92114/E

Site Address: Poplar Farm, Briestfield Road, Briestfield, WF12 0PA

Description: Discharge conditions 3, 4, 5, 13, 20, 24 on previous permission 2016/92041 for demolition of existing buildings and erection of 3 dwellings

Recommending Officer: John Ritchie

DECISION – APPROVE DISCHARGE OF CONDITION 20

I hereby authorise the approval of the discharge of condition 20 of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 11-Jan-2019

OFFICER REPORT – 2018/92114

This application relates to planning permission for the demolition of existing buildings and erection of three dwellings at Poplar Farm, Bristfield Road, Dewsbury – 2016/92041. That application was determined by the Area Planning Sub-Committee due to the significant number of representations received. The application seeks to discharge planning conditions and a split decision was issued on 23 October 2018. This report addresses condition 20 as follows:

20. A Landscape and Ecological Management Plan shall be submitted to the Local Planning Authority for approval in writing before development commences on the superstructure of any dwelling hereby approved. The plan shall detail how Bat foraging connectivity would be maintained through the site. The development shall be completed in accordance with the approved details and retained thereafter.

Reason: *In the interests of the biodiversity of the site and in accordance with the aims of the National Planning Policy Framework. This is a pre-commencement condition that will allow for any ecological mitigation measures to be included in the development site at the appropriate stage.*

Assessment

As originally submitted the Landscape Management Plan made no reference to ecological issues. A revised plan has been submitted following discussions between the applicant and the KC Biodiversity Officer. A revised Plan has now been agreed with the Biodiversity Officer.

Decision text

Condition 20 (Landscape & Ecological Management Plan)

You have submitted the following:

- Letter from MAB Environment & Ecology Ltd dated 12th December 2018 reference 2018/641 as amended by the documents below:
 - E-mail from Amy Hirst to John Ritchie dated 10 January 2019 @ 15:20
 - Drawing 1541_14_D Landscaping Plan

These details are acceptable for the purposes of condition 20 and the commencement of the superstructure of the approved dwellings. The condition requires the development to be completed in accordance with the approved Plan and retained thereafter.

Report Dated: 11 January 2019