

**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: 2018/44/93395/W

Site Address: Adj,106, Royd Street, Milnsbridge, Huddersfield, HD3 4RB

Description: Discharge of condition 8 (outdoor lighting) on previous premission 2015/91261 for erection of 2 storey annex forming 4 residential respite care apartments

Recommending Officer: John Ritchie

DECISION – Details for condition 8 acceptable subject to minor amendment

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

Teresa Harlow

AUTHORISED OFFICER

Date: 15-Nov-2018

2018/93395 Officer Report

This application relates to planning permission for the erection of a two storey annexe forming four residential respite care apartments at adjacent 106 Royd Street, Milnsbridge – 2015/91261. The application seeks to discharge condition 8 as follows:

8. Details of any new outdoor lighting to be installed within the site shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use and no lighting shall be installed other than in accordance with the approved details.

Reason: *In the interests of preventing harm to the biodiversity of the site (especially foraging bats) and in accordance with the Wildlife & Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 and, compliance with the National Planning Policy Framework – Conserving and enhancing the natural environment.*

Assessment

The submitted plan shows the position of two bat boxes relative to a number of lights on the four elevations of the building. This is acceptable to the Biodiversity Officer subject to minor amendment.

Decision text

You have submitted the following:

- Elevation details showing location of bat boxes and lights.
- Bat box detail

These details are acceptable subject to the amended location of the lights in accordance with the enclosed drawing.

Report Dated:

14 November 2018
