

**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: 2020/44/93349/W

Site Address: adj, 12, Rose Mount, Birkby, Huddersfield, HD2 2BU

Description: Discharge condition 3 (EDS) on previous permission
2020/90702 for erection of detached dwelling

Recommending Officer: Emma Thompson

DECISION – Details for condition 3 acceptable

**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: 17-Nov-2020

2020 – Officer Report

DoC:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2f93349>

Planning Application:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020/90702>

The application seeks permission to discharge condition 3 on planning approval 2020/90702 for the erection of a detached dwelling at 12 Rose Mount, Birkby.

3. No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the Local Planning Authority.

The EDS shall include the following.

- a. Purpose and conservation objectives for the proposed ecological works.*
- b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate.*
- c. Details of how the design of boundary treatments will not obstruct the movement of hedgehogs.*
- d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.*
- e. Details of maintenance.*

The EDS shall be implemented in accordance with the approved details before the first occupation of the dwelling and all features shall be retained in that manner thereafter.

Reason: To ensure the development hereby permitted provides ecological enhancement measures sufficient to provide a biodiversity net gain in accordance with Policy LP30. This is pre-commencement to ensure detailed designs are available to enable implementation as part of the construction programme.

Assessment of Condition 3

The application is accompanied by an Ecological Design Strategy produced by Brooks Ecological reference ER-5010-10. The strategy incorporates the erection of a sparrow terrace and bat box to be completed during the construction of the dwelling. In addition bird boxes are to be placed within the trees in the garden, post construction of the dwelling. Further a log pile to attract wildlife is shown within the garden. Due to the location and type of boundary treatments hedgehog holes are incorporated. Finally, a planting scheme is shown.

The strategy references maintenance for the proposals.

The application has been referred to the Kirklees Biodiversity Officer who has confirmed the details are sufficient to satisfy condition 3. As the details agreed shall be implemented in accordance with the details and thereafter maintained the condition remains in perpetuity. However, the details submitted are acceptable for the purposes of Condition 3.

Decision Text:

The following information has been submitted to discharge condition 3 of application 2020/90702:

Ecological Design Strategy produced by Brooks Ecological reference ER-5010-10

The strategy has been assessed by the Kirklees Biodiversity Officer and is considered acceptable for the purposes of Condition 3.

The details, hereby approved, shall be incorporated into the development prior to occupation of the dwelling and thereafter retained in the approved manner thereafter.

Dated: 17th November 2020