

**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:         | <b>2022/44/90405/W</b>  |
| Site Address:         | The Barn, 17, Jagger Lane, Kirkheaton, Huddersfield, HD5 0QZ  |
| Description:          | Discharge condition 5 (bat emergence survey) on previous permission 2017/92564 for demolition of existing outbuilding and erection of detached dwelling |
| Recommending Officer: | Stuart Howden   |

**DECISION – Condition 5 discharged**

**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: 23-May-2022**

## **Officer Report - Discharge of Conditions Application**

The application seeks to discharge condition 5 (bats) on previous permission no. 2017/92564 for demolition of existing outbuilding and erection of detached dwelling.

### **Condition 5 (bats):**

#### Wording

*“The buildings identified as ‘existing buildings to be removed’ on approved drawing number 1284-15-005 Rev B that lie to the south east of the new dwelling shall be surveyed for the presence of bat roosts by a suitably qualified ecologist and the findings of the survey submitted to and approved in writing by the Local Planning Authority before the buildings are demolished.*

*Where the results of the survey demonstrate that bats may be affected by the demolition and it can be demonstrated that a Natural England European Protected Species (EPS) licence will not be required, a written method statement (based on the format of Natural England’s EPS licence application method statement) detailing how the demolition shall be completed without harm to any bats, shall be submitted to and approved by the Local Planning Authority before any works to demolish the buildings take place. The demolition shall then be carried out in accordance with the approved method statement.*

**Reason:** *To protect the biodiversity of the site and to accord with the National Planning Policy Framework Chapter 11 and Policy PLP30 of the Publication Draft Local Plan.”*

#### Officer Assessment

A Bat Survey Report by Brooks Ecological (ref: ER-5736-01) dated 18/10/2021 has been submitted alongside this discharge of condition application.

KC Ecology have reviewed this report and have stated that this is acceptable to discharge condition 5 as it identifies that roosting bats are likely absent from the structure to be demolished. Officers concur with KC Ecology and the submitted details are considered acceptable for the purposes of Condition 5.

### **Recommendation – Approval**

## **Decision Text**

### **Approve**

#### **Condition 5 (bats)**

The Bat Survey Report by Brooks Ecological (ref: ER-5736-01) dated 18/10/2021 is considered acceptable so as to discharge Condition 5 of 2017/92564.

**Report Dated:**