

**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:	2023/44/92631/E
Site Address:	Former Centurion House, Centurion Way, Cleckheaton, BD19 3QB
Description:	Discharge of condition 7. (Ecological Design Strategy and Landscaping Plan) on previous permission no. 2022/92271 for Demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 14-Nov-2025

Officer report

Application: 2023/92631

Site: Former Centurion House, Centurion Way, Cleckheaton, BD19 3QB

Proposal: Discharge of condition 7. (Ecological Design Strategy and Landscaping Plan) on previous permission no. 2022/92271 for Demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works.

Condition 7: Ecological Design Strategy and Landscaping

7. Prior to any works commencing other than the demolition of centurion house, an Ecological Design Strategy and Landscaping Plan shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Design Strategy and landscaping plan shall:

- *Set out what habitats / biodiversity related works are to be delivered;*
- *A timeline for the implementation of the works; and,*
- *Outline how the habitats will be managed for a period of 10 years.*

Reason: *To ensure a biodiversity net gain is provided on the site, in accordance with Policy LP30 of the Kirklees Local Plan, the Biodiversity Net Gain SPD and Chapter 15 of the National Planning Policy Framework.*

In support of condition 7 the following document has been submitted:

- Ecological Design Strategy and Landscaping Plan (reference: BOW17.1512 Ecological Design Strategy and Landscaping Plan: Cleckheaton)

Consultation Response

KC Ecology – Response Received 31st October 2025:

The documents have been reviewed and are acceptable. They are in line with the requirements of the condition - Condition 7 is met.

Assessment

The document sets out that the site is deemed to have “*limited ecological value, primarily due to the heavily managed nature of the habitats on site and limited structural heterogeneity*”.

The strategy sets out the habitats/biodiversity to be delivered on site, which would include tree and hedge planting and additional grassed areas. Bat boxes would also be installed within the seven trees to be retained, prior to the removal

of any other trees on site. A timeline for the implementation of the works can be found within Table 2, along with a management plan (for years 1-10).

Both Planning and Ecology officers consider the Ecological Design Strategy and Landscaping Plan to be acceptable and in accordance with the requirements of the condition.

As such, Condition 7 can be discharged.

Recommendation: Approve.

Report Dated: 14/11/2025.

Decision Notice Text

Condition 7: Ecological Design Strategy and Landscaping

Pursuant to Condition 7, you have submitted:

- Ecological Design Strategy and Landscaping Plan (reference: BOW17.1512 Ecological Design Strategy and Landscaping Plan: Cleckheaton)

The submitted information is deemed acceptable for the purpose of Condition 7 and therefore the condition is hereby discharged.