

**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:	2023/44/92768/E
Site Address:	Heckmondwike Depot, Beck Lane, Heckmondwike, WF16 0JZ
Description:	Discharge conditions 5 (bat boxes), 6 (lined entrance/exit) on previous 2022/91769 for change of use of land from car park to B8 storage and distribution and works to improve operational efficiency including the erection of a storage building and canopy and alterations to the existing building and site layout
Recommending Officer:	Sarah Longbottom

DECISION – DISCHARGE OF CONDITIONS APPROVED

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.

Emma Thompson

AUTHORISED OFFICER

Date: 23-Feb-2024

Discharge conditions 5 (bat boxes) and 6 (entrance/exit) on previous permission 2022/91769 for change of use of land from car park to B8 storage and distribution and works to improve operational efficiency including the erection of a storage building and canopy and alterations to the existing building and site layout.

The application seeks approval for the discharge of conditions on previous permission ref 2022/91769.

Condition 5

5. Prior to the occupation of the buildings, a plan detailing the type, positioning and location of a bat box and a bird box (on the southern aspect of the structure on site) shall be submitted to and approved in writing to the local authority and thereafter installed in accordance with the approved details.

Reason: *To provide an enhancement to biodiversity in line with Policy LP30 of the Kirklees Local Plan and the requirements of Chapter 15 of the National Planning Policy Framework.*

Assessment

The applicant has submitted plan ref SK200323-11_-_Proposed_Bird_-_Bat_Box_Location_Plan which provides sufficient detail to ensure that opportunities for protected species are incorporated into the development. As such, the condition will be discharged by the installation of the bat and bird box in accordance with the approved details.

Condition 6

6. Before the development is first brought into use the ingress and egress shall be signed and lined 'Entrance' and 'Exit' in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The signs and lining approved shall thereafter be retained.

Reason: *In the interests of highway safety and to achieve a satisfactory layout in accordance with Policy LP21 of the Kirklees Local Plan.*

Assessment

The applicant has submitted AHR plan SK2003 ref 23-10 showing the proposed white line signing to the entrance and exit. These proposals are considered acceptable, and KC Highways Development Management have therefore no objection to the discharge of this condition. The condition will be discharged by the signs and lining being provided in accordance with the approved details and thereafter being retained.

DECISION TEXT

Condition 5

The applicant has submitted plan ref SK200323-11_-_Proposed_Bird_-_Bat_Box_Location_Plan which provides sufficient detail to ensure that opportunities for protected species are incorporated into the development. As such, the condition will be discharged by the installation of the bat and bird box in accordance with the approved details.

Condition 6

The applicant has submitted AHR plan SK2003 ref 23-10 showing the proposed white line signing to the entrance and exit. These proposals are considered acceptable for the purposes of Condition 6. The condition will be discharged by the signs and lining being provided in accordance with the approved details and thereafter being retained.