

**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:	2023/44/93354/E
Site Address:	Former Midlothian Garage, New Mill Road, Holmfirth, HD9 7LN
Description:	Discharge of condition 4 (species rich grasslands) of previous reserved matters approval 2018/91579 pursuant to outline permission 2015/93824 for erection of 56 dwellings
Recommending Officer:	Nick Hirst

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.

Victor Grayson

AUTHORISED OFFICER

Date: 06-Mar-2024

Application: 2023/44/93354/E

Site: Former Midlothian Garage, New Mill Road, Holmfirth, HD9 7LN

Proposal: Discharge of condition 4 (species rich grasslands) of previous reserved matters approval 2018/91579 pursuant to outline permission 2015/93824 for erection of 56 dwellings.

Assessment

Condition 4 (species rich grasslands)

4. Notwithstanding the submitted plans, prior to implementation of the landscape proposals, a method statement for the establishment of species rich grasslands shall be submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) extent and location of proposed works shown on appropriate scale maps and plans;*
- b) details of the seed mix (including supplier and species composition) and sowing rate to be used;*
- c) details of type of substrate, and its preparation, suitable to establish species rich grasslands;*
- d) initial aftercare and long-term maintenance.*

The works shall be carried out strictly in accordance with the approved details, within the first planting season after the approval of the method statement, and shall be retained in that manner thereafter.

Reason: *To accord with Policy PLP30 of Kirklees Publication Draft Local Plan, and the guidance contained in part 15 of the National Planning Policy Framework "Conserving and enhancing the natural environment".*

The submitted details have been discussed between officers and K.C. Ecology. The submission satisfactorily addresses the requirements of the condition and are acceptable. A note regarding the ongoing requirement of the condition is however recommended.

Recommendation: Approve details

Report Dated: 06/03/2024

Proposed Letter Text

Condition 4 (species rich grasslands)

You have submitted the following documents pursuant to condition 4:

- Document titled 'Wildflower area method statement' by Rosetta Landscape Design, which includes the plan ref. 3646/2 (phase 1)

- Plan ref. 5054/1 (phase 2)
- Plan ref. 5054/2 (phase 3)

I can confirm that the submitted details are acceptable for the initial purpose of condition 4, and are hereby approved. However, be aware that the condition has the following ongoing requirement:

The works shall be carried out strictly in accordance with the approved details, within the first planting season after the approval of the method statement, and shall be retained in that manner thereafter.

To ensure ongoing compliance with condition 4, the above requirement must be adhered to.