Joanna Rednall
Kirklees Metropolitan Borough Council
Development Management

By email: dc.admin@kirklees.gov.uk

Our ref: RA/2025/148915/01-L01
Your ref: 2024/91002

Date: 10 November 2025

Dear Joanna

DISCHARGE OF DETAILS RESERVED BY CONDITIONS 5 (ECOLOGICAL BUFFER ZONE), 6 (BATS), 7 (CONSTRUCTION AND ECOLOGICAL MANAGEMENT PLAN), 9 (EXTERNAL MATERIALS) ON PREVIOUS PERMISSION 2024/91002 FOR FORMATION OF 2 OUTDOOR COVERED PADEL TENNIS COURTS WITH 9M HIGH POLYCARBONATE CANOPY, ONE UNCOVERED PADEL TENNIS COURT, RELOCATION OF MODULAR BUILDING AND EXISTING OUTDOOR TENNIS COURT AND ASSOCIATED CAR PARKING IMPROVEMENTS THONGSBRIDGE TENNIS & FITNESS CLUB, MIRY LANE, THONGSBRIDGE, HO-LMFIRTH, HD9 7RY

Thank you for consulting us on this application which we received on 20 October 2025.

We have reviewed the information submitted to discharge conditions 5, 6 and 7 which we requested, and have the following comments to make.

Condition 5 - Ecological buffer zone
We have reviewed the following:

- Drawing: TREE_PROTECTION_AND_BUFFER_ZONES, Sept 2025, LAD_563, drawing no: PP-CD-1 (LAD_563.PP-CD-1-Tree_Protection_and_Buffer_Zones)
- Drawing: CARPARK_PLANTING_&_TREES, Sept 2025, LAD_563, drawing no PPF-02 (LAD_563.PP-_CD-2-Vegetation_and_Trees_25)

We are satisfied that the information they have provided demonstrates the development will not be encroaching further than the existing hard surfaces and there will be additional native planting. Therefore, we have no objection to the discharge of this condition.

Condition 6 - Bats
We have reviewed the following:

- Document: CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN, JCA Ref: 21251b/ADo, Date: 01/07/2025, Version 001 (17/10/2025-21251c_CEMP)
- Document: PADEL Court lighting & Obtrusive light analysis, VERSION 1.0, October 10th 2025 (17/10/2025 - PADEL_facility - Obtrusive_light_analysis[1])

The information provided in the CEMP overall and within section 4.5.3 specifically covers measures to avoid impacts on bats using the woodland and watercourse both during and after construction including measures to maintain habitats, avoid disturbance to the species and the wildlife corridors they use as well as maintaining ecological buffers.

The CEMP section 4.5.3 also makes recommendations for lighting post construction to avoid light disturbance for bats. Whilst we are satisfied that this information is sufficient, we would like to point out to the LPA that within the PADEL Court lighting & Obtrusive light analysis, VERSION 1.0, October 10th 2025 (17/10/2025 - PADEL_facility - Obtrusive_light_analysis[1]) it states on page 6 within the Wildlife Considerations section 'Bat/Bird analysis - No information has been made available regarding any bat consideration, therefore the focus at this time, is on the tree group on the north side of the facility.' As such the impacts of lighting from the development including future phases on the river Holme has not been analysed and considered so there may be an unknown impact on foraging bats from lighting that we are currently unaware of.

Therefore, we recommend the LPA seeks assurance that the proposed lighting scheme will abide by the recommendations for lighting that are detailed within the CEMP under section 4.5.3. We also encourage the LPA to ensure the proposed enhancement suggested within the CEMP section 4.5.3 as below is incorporated into the development:

- provision of roosting opportunities recommended to be incorporated into the scheme after works.

With these in place, we are satisfied the information provided is sufficient and agree to the discharge of this condition.

Condition 7 - Construction and Ecological management plan

We have reviewed the following:

- Document: CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN, JCA Ref: 21251b/ADo, Date: 01/07/2025, Version 001 (17/10/2025-21251c_CEMP)
- Drawing: CARPARK_PLANTING_&_TREES, Sept 2025, LAD_563, drawing no PPF-02 (LAD_563.PP-_CD-2-Vegetation_and_Trees_25)

The information provided in the CEMP and the drawing covers measures to avoid impacts on habitats within and adjacent to the red line boundary, measures to avoid disturbance to wildlife and wildlife corridors as well as maintaining ecological buffers and provides opportunities for site enhancements including native planting. Overall, we are therefore satisfied the information provided is sufficient and we agree to discharge this condition.

However, we would like to point out that further recommendations for enhancements were made as stated below:

- provision of roosting opportunities recommended to be incorporated into the scheme after works
- provision of alternative nesting opportunities recommended to be incorporated into the scheme both during and after works.

We therefore encourage the LPA to ensure these enhancements are also adopted as part of the development as well as the native planting.

If you need any clarification or further information, please contact us.

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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