



Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

Enquiries to: Nick Hirst

Paul Butler,  
PB Planning Ltd  
PO Box 778  
York  
YO1 0LT

Kirklees Direct  
Tel: 01484 221000  
Email: [nick.hirst@kirklees.gov.uk](mailto:nick.hirst@kirklees.gov.uk)

Date: 14-Feb-2025  
Our Ref: 2024/92893

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of conditions 23 (Bat Survey), 24 (Protected Species Surveys), 25 (Biodiversity CEMP) and 38 (Arboricultural Assessment) of previous outline permission 2020/92546 (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works**

**Black Cat Fireworks Ltd, Standard Drive, Crosland Hill, Huddersfield, HD4 7AD  
Application Number: 2024/92893**

I write with reference to your application to discharge the conditions for the above development as submitted on 10-Oct-2024.

Condition 23 (Bat Survey)

You have submitted the following documents pursuant to condition 23:

- Bat Emergence Survey Report dated October 2024
- Aerial Tree Bat Survey Report dated November 2024
- Bat Activity Report dated November 2024
- Blackmoorfoot Additional Buildings – Dusk Emergence Survey dated June 2024

I can confirm that the submitted details are acceptable for the initial requirement of condition 23 and are hereby approved.

For the avoidance of doubt, in accordance with the mitigation measures detailed within the above submitted and approved documents, the following mitigation measures must be adhered to, to ensure continued compliance with the condition:

- A European Protected Species (EPS) mitigation licence issued by Natural England would be needed for the demolition of buildings B4 and B26 which hosts a common pipistrelle day roost.
- Demolition works site-wide to be undertaken in accordance with a Bat Reasonable Avoidance Method Statement
- A combination of integrated boxes (e.g. habitat integrated bat boxes) and ridge boxes (50/50 mix) across the whole site.
- Lighting design strategy required to mitigate impacts on local species (although such details may be submitted under a Reserved Matters application).
- Survey findings only valid for 12 months, after which a new survey would be needed.
- Information packs should be distributed to properties across the site to inform residents about the value of the site and wider area as a foraging and commuting resource for bats. Other information should be provided covering the other types of wildlife present in the surrounding area and should encourage residents to manage their gardens in a wildlife-friendly manner, such as through the inclusion of native shrub planting and wildflower meadow areas in gardens. These features would attract invertebrates such as moths, and subsequently provide foraging resources for bats.

#### Condition 24 (Protected Species Surveys)

You have submitted the document referenced 0509/B rev V05 by Envance pursuant to condition 24.

I can confirm that the submitted details are acceptable for the initial requirement of condition 24 and are hereby approved.

However, be aware that condition 24 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The survey report, together with a mitigation strategy as appropriate ... shall be thereafter implemented as agreed.*

#### Condition 25 (Biodiversity CEMP)

You have submitted the Construction Environmental Management Plan (Biodiversity) by BWB, dated September 2024, pursuant to condition 25.



Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

I can confirm that the submitted details are acceptable for the initial requirement of condition 25 and are hereby approved.

However, be aware that condition 25 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

*The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details for that phase.*

#### Condition 38 (Arboricultural Assessment)

You have submitted the Arboricultural Impact Assessment by BWB dated February 2025, version P06, and the landscape masterplan referenced GLY0043 MP01A pursuant to condition 38.

I can confirm that the submitted details are considered acceptable for the requirements of condition 38 and are hereby approved.

The condition required details of mitigatory replanting for the site, which is shown on the approved plan ref GLY0043 MP01A. However, it should be noted that, at the time of writing, the Reserved Matter of landscaping remains undetermined. Should the details submitted pursuant to the Reserved Matter of landscape materially deviate from those hereby approved, note that you will be required to re-discharge condition 38.

Yours faithfully

Mathias Franklin  
Head of Planning and Development