

**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:	2025/44/91640/W
Site Address:	155, Longwood Road, Paddock, Huddersfield, HD3 4EH
Description:	Discharge of details reserved by condition 7 (biodiversity enhancement plan survey and report) on previous permission 2024/90881 for erection of two dwellings
Recommending Officer:	Danielle Cooper

DECISION – Discharge of Condition - 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 25-Jun-2025

Officer Report

2025/91640 - 155, Longwood Road, Paddock, Huddersfield, HD3 4EH

Proposal Description

The application is seeking permission to discharge of details reserved by condition 7 (biodiversity enhancement plan survey and report) on previous permission 2024/90881 for erection of two dwellings.

Condition 7

The development hereby approved shall not be brought into use until a scheme of measures relating to the provision of habitat for wildlife and biodiversity enhancement, has been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall set out the existing biodiversity value of the site and propose sufficient biodiversity-led features to provide biodiversity net gain and include the provision of the following measures: - (i) Provision of bat tubes, (ii) provision of bird boxes, (iii) provision of hedgehog holes within boundaries and (iv) planting of native species including trees across the site. The development shall not be brought into use until the approved scheme has been completed. The approved scheme shall be thereafter retained for the lifetime of the development.

Reason: To enhance opportunities for biodiversity at the site and to accord with national policy set out in Chapter 15 of the National Planning Policy Framework, Policy LP30 of the Kirklees Local Plan, and Principle 9 of the Housebuilders Design Guide SPD.

Assessment

The following has been submitted by the planning agent:

- Biodiversity Enhancement Plan Survey & Report (02/06/2025, 22874/GB)

Condition 7 – Discharged

KC Ecology have been consulted and have reviewed the Biodiversity Enhancement Plan Survey & Report (02/06/2025, 22874/GB) and accept the report in support of the application to discharge condition 7 as it satisfies the requirements of the condition.

Conclusion

Submitted information has been assessed by the case officer and KC Ecology. Condition 7 can be formally discharged.