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:	**2025/44/91930/E**
Site Address:	The Priory, Whitechapel Road, Cleckheaton, BD19 6HR
Description:	Discharge of details reserved by condition 8 (CEMP: Biodiversity) of previous permission 2025/90655 for demolition of existing pub and erection of a new two storey building comprising 8 self-contained supported living flats with ancillary staff facilities, single storey summer house and other associated works
Recommending Officer:	Kerri Simpson

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: 06-Aug-2025

Officer Report

2025/91930 - The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Proposal Description

Discharge of details reserved by condition 8 (CEMP: Biodiversity) of previous permission 2025/90655 for demolition of existing pub and erection of a new two storey building comprising 8 self-contained supported living flats with ancillary staff facilities, single storey summer house and other associated works.

Condition 8 – CEMP:Biodiversity

No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Summary of potentially damaging activities
a) Identification of "biodiversity protection zones"
b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
c) The location and timing of sensitive works to avoid harm to biodiversity features.
d) The times during construction when specialist ecologists need to be present on site to oversee works.
e) Responsible persons and lines of communication.
f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
g) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of biodiversity and in accordance with LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework 2024.

Assessment

The documents has been submitted with application:

- Construction Management Plan (Received 11th July 2025)
- Highstone Construction Environmental Method Statement & Management Plan, prepared by Highstone Construction (dated July 2025) (Received 11th July 2025)

The submitted details have been reviewed by the Councils Ecology Officer and are considered to meet the requirements of Condition 8 (CEMP:Biodiversity),

demonstrating measures to safeguard protected habitats and species, including temporary fencing and controlled access arrangements.

The use of temporary vehicle gates is understood to support biodiversity protection and construction logistics. This discharge does not confer any planning approval for access arrangements or structures beyond their role in biodiversity management.

Conclusion

The submitted details are considered acceptable and satisfy the requirements of Condition 8, therefore it is recommended that Condition 8 is discharged accordingly.

Decision Notice Text

Condition 8

The following has been submitted:

- Construction Management Plan (Received 11th July 2025)
- Highstone Construction Environmental Method Statement & Management Plan (Received 11th July 2025)

The details provided are considered acceptable and condition 3 can therefore be discharged.