

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:	2025/44/92794/E
Site Address:	adj, 196, Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH
Description:	Discharge of details reserved by condition 16 (lighting) on previous permission 2023/93097 for erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping
Recommending Officer:	Emma Thompson

DECISION – APPROVE DISCHARGE OF CONDITION 16

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 26-Nov-2025

Officer Report:

This application is to discharge condition 16 of application 2023/93097 for the erection of 5 dwellings (class c3) and ancillary office accommodation, formation of associated access, car parking and landscaping. The outstanding matter relates to lighting and requires details to be submitted to avoid harm to biodiversity:

Condition 16 – Lighting

16. A “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the Local Planning Authority before operational use of the building. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

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

Assessment:

The application is accompanied by details to address outstanding matters in respect of Condition 16 including a lighting plan reference 23-023-SK03 titled proposed site plan, Kingfisher Lighting Datasheet Deco 2.0 and Technical Spec Downlight Mirrostone. The application has been reviewed by the KC Biodiversity Officer. The details provided satisfy the condition. The lighting should be installed in accordance with the specifications and thereafter be retained.

Decision Text:

The application is accompanied by details to address outstanding matters in respect of Condition 16 including a lighting plan reference 23-023-SK03 titled proposed site plan, Kingfisher Lighting Datasheet Deco 2.0 and Technical Spec Downlight Mirrostone. The application has been reviewed by the KC Biodiversity Officer. The details provided satisfy the condition. The lighting should be installed in accordance with the specifications and thereafter be retained.

