

Enquiries to: Ellie Thornhill

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Date: 10-Nov-2025  
Our Ref: 2025/92907

Dear Sir,

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

**Discharge of details reserved by condition 20 (EDS) on previous permission  
2024/92006 for variation of condition 20 (EDS) on previous permission 2023/90394  
for variation condition 2 (plans) on previous permission 2019/94099 for demolition  
of existing buildings and erection of two-storey supported living apartment block  
(13 apartments) with associated offices, gardens and parking spaces  
Kirklees Council Depot, 1-3, St Paul's Road, Mirfield, WF14 8AX  
Application Number: 2025/92907**

I write with reference to your application to discharge the condition for the above development as submitted on 16-Oct-2025.

Condition 20: Ecological Design Strategy

Pursuant to condition 20, you have submitted:

- Bat Emergence Survey Report (reference 22040b/Ado by JCA)
- Ecological Design Strategy Report (reference 22040a/Ado by JCA)
- Statutory Biodiversity Net Gain Assessment (reference 22040a)

The submitted information is deemed acceptable for the initial requirements of Condition 20 and is hereby approved.

Notwithstanding the above, please note that condition 20 has the below ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

*The development shall be implemented in accordance with the approved EDS.*



Yours faithfully

Mathias Franklin  
Head of Planning and Development

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Planning and Development Service  
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