

**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:	2025/44/93192/E
Site Address:	Dewsbury Bus Station, Aldams Road, Dewsbury, WF12 8AR
Description:	Discharge of details reserved by condition 17 (LEMP) on previous permission 2023/92141 for refurbishment and improvement of Dewsbury Bus Station including hard and soft landscaping works
Recommending Officer:	William Simcock

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 13-Feb-2026

Officer Report

Application: 2025/93192

Site: Dewsbury Bus Station, Aldams Road, Dewsbury, WF12 8AR

Proposal: Discharge of details reserved by condition 17 (LEMP) on previous permission 2023/92141 for refurbishment and improvement of Dewsbury Bus Station including hard and soft landscaping works.

Assessment

Condition 17 (Landscape and Ecological Management Plan)

17. Prior to Phase 5 of the development's construction (as indicated in Chapter 6.0 of document ref. 2023_DBIS-JSA-XX-XX-RP-00801_Design and Access Statement Rev P2 or as otherwise amended through details approved pursuant to condition 10), a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide the means of providing biodiversity enhancement, and full details of how the landscaped areas will be managed and maintained in perpetuity. The LEMP will be abided by throughout the development's lifespan.

Reason: *In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

A Landscape and Ecological Management Plan, reference DBS-ECS-Z0-SL-T-L-00004, prepared by Cura Terrae, dated 04/09/25, has been submitted.

The LEMP sets out the details of the landscaping scheme, demonstrating that opportunities have been taken to enhance the biodiversity of the site, and Section 4 sets out a management and maintenance regime which covers a period of 30 years.

The LEMP has been examined by KC Ecology (comments dated 24/11/2025) and KC Landscape (comments dated 28/01/2026) who both confirm that the LEMP is satisfactory.

The management and maintenance schedule in the LEMP does not appear to accord with the strict wording of the condition “. . . in perpetuity” since it extends to a 30-year period only and does not explain what will happen once this period ends. It is considered however that the degree of detail provides assurance that the site will be maintained and managed for biodiversity enhancement purposes for at least a 30-year period. This accords with current recommended good practice at national level, since even for sites where a long-term management plan is required for “significant enhancement” under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and Planning Practice Guidance, the requirement for the plan is for

30 years. It is deemed an ample period for the habitat to become suitably established. Moreover, the last sentence of the condition requires that the LEMP be adhered to “throughout the development’s lifespan” and based on this wording, which is prescriptive, the default assumption is that the management and maintenance tasks set out in the LEMP will be carried on beyond the stated 30-year period. It is therefore considered that the submission of a 30-year plan is reasonable and proportionate in terms of delivering the aims of LP24 and LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

It is recommended that the plan is approved.

Notwithstanding the above, the condition has an ongoing requirement which prevents full discharge currently. A note of the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve details

Report Dated: 14/02/2026

Proposed Letter Text

Condition 17 (Landscape and Ecological Management Plan)

You have submitted a Landscape and Ecological Management Plan, reference DBS-ECS-Z0-SL-T-L-00004, prepared by Cura Terrae, dated 04/09/25.

It is considered that the proposed details are sufficient to fulfil the purposes of the condition and are hereby approved.

Notwithstanding the above, you are reminded that condition 19 has the following ongoing requirements which must be adhered to, to ensure continued compliance with the condition:

The LEMP will be abided by throughout the development’s lifespan.