Kirklees Council
Planning and Development Service
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Date: 10-Mar-2026
Our Ref: 2025/93403

Dear Sir/Madam

**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 conditions 7 (Hedgerow and Tree Protection Plan) and 8 (lighting scheme) of previous permission 2025/91413 and Biodiversity Netgain Information for erection of agricultural building and associated works**
**1000, New Hey Road, Outlane, Huddersfield, HD3 3FJ**
**Application Number: 2025/93403**

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

Condition 7

The following information has been submitted:

- Tree Protection Plan, received 16 December 2025
- Tree & Hedgerow Protection Statement, received 16 December 2025

The Hedgerow and Tree Protection Plan submitted to discharge condition 7 is considered acceptable and this condition is discharged on the basis of the submitted information which details a Hedgerow and Tree Protection Plan including measures for the protection of trees and hedgerows during the works. It is a requirement of this condition that the hedgerow and tree protection measures remain in place until the completion of development.

Condition 8

The following information has been submitted:

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- Lighting Assessment, authored by UK Lighting Design, reference DB-2350-534, dated 10.02.2026.

The lighting scheme submitted to discharge condition 8 is considered acceptable and this condition is discharged on the basis of the submitted lighting scheme. It is a requirement of condition no.8 that all external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy

Biodiversity Net Gain

The following documents have been submitted to form the biodiversity gain plan:

- Biodiversity Net Gain Assessment Report, submitted as part of application 2025/91413.
- Biodiversity Net Gain Metric, submitted as part of application 2025/91413.

The submitted details are considered acceptable and constitute a biodiversity gain plan which satisfies the requirements of sections 14 and 15 of Schedule 7A of the Town and Country Planning Act 1990. The general condition of planning permission in place by virtue of section 13 of Schedule 7A of the Town and Country Planning Act 1990 is therefore satisfied and discharged by the submitted scheme.

Yours faithfully

Mathias Franklin
Head of Planning and Development