

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:	2025/44/93474/W
Site Address:	land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX
Description:	Discharge of details reserved by conditions 4 (boundary treatments), 5 (Remediation Strategy), 6 (Phase II Intrusive Site Investigation Report), 7 (Verification Report), 8 (noise), 13 (CEMP), 14 (invasive species), 15 (BEMP) on previous permission 2025/91053 for change of use and alterations to barn to form three dwellings including associated works
Recommending Officer:	Nicole Helliwell

DECISION – Discharge of Conditions – Split Decision

I hereby authorise the split decision 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: 07-Apr-2026

Officer Report

Reference No. 2025/44/93474/E

Site Address: Land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX.

Proposal: Discharge of details reserved by conditions 4 (boundary treatments), 5 (Remediation Strategy), 6 (Remediation), 7 (Verification Report), 8 (noise), 13 (CEMP), 14 (invasive species), 15 (BEMP) on previous permission 2025/91053 for change of use and alterations to barn to form three dwellings including associated works

Assessment

Condition 4 – Boundary Treatments

4. Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwellings hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Reason: *This pre-commencement condition is in the interest of visual and residential amenity, in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapters 12 and 13 of the National Planning Policy Framework.*

Assessment of Condition 4

The applicant has submitted a Boundary Treatment Plan (reference no. (20)002 rev. A, dated 3rd March 2026) which details the location, height and materials of the proposed boundary treatments. The proposed boundary treatments would comprise a 1m high black painted metal railing along the northern boundary of the site to separate the residential properties from the greenway. It is also noted that a low level wall with fencing measuring 1.8m in height would be installed to enclose the private outdoor amenity spaces to the south of the plots. Furthermore, a 1.2m high dry stone wall is proposed along the perimeter of the site. The submitted plans confirm that this wall will be reduced to 0.9m within 2.4m of the kerb to ensure adequate visibility. The proposed boundary treatments would not cause any significant harm to visual amenity. Therefore, these details are deemed to be acceptable for the purposes of the condition and therefore condition 4 can be discharged. This is subject to the hereby approved boundary treatments being completed in accordance with the approved details and thereafter retained.

Condition 5 – Remediation Strategy

5. Groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.

Assessment of Condition 5

The applicant has submitted a Phase 3 Remediation Strategy Report (reference no. C3637/25/E/8727_Rev1, dated 30th January 2026) in support of condition 5.

The report confirmed the following:

- The geo-environmental investigation considered that the shallow made ground present at a depth up to 0.50m over the reworked clay was contaminated with localised lead, arsenic, and PAHs. The site was classified as Characteristic Situation Level 1; therefore, no protection measures are required.
- Contaminated material are to be removed to allow for construction of suitable garden areas, access roads, and driveways - reduced to construction levels of 600mm below final finish levels.
- During the ground-works phase of the development, protection to the site operatives is required.
- On completion of the groundworks, inspection of the sub-grade is required and should evidence of contamination be evident, then further testing is necessary.
- Garden areas should be subject to remediation by providing a capping layer of 500mm of inert material over a 100mm thick capillary break.
- Any fill material (either site-won or imported), will be subject to validation testing to assess its suitability (testing will comply with UKAS and MCERTS, where applicable, and undertaken by an accredited laboratory).

On completion of the site remediation, a verification report is required to demonstrate the site has been remediated. The report must be submitted to the Local Planning Authority for approval.

The submitted Phase 3 Remediation Statement prepared by RGS Ltd is satisfactory in its remediation proposals and a timetable for the implementation and completion of the approved remediation measures has now been provided. On this basis, condition 5 can be discharged.

Condition 6 – Remediation

6. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 5. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report]

is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: *This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.*

Assessment of Condition 6

Condition 6 must remain until the development is complete as contamination not previously considered may be encountered during groundworks.

Condition 7 – Verification Report

7. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: *This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework*

Assessment of Condition 7

No Verification Report has been submitted in support of the application to discharge Condition 7. Therefore, Condition 7 must remain until further notice.

Condition 13 – Construction Environmental Management Plan

13. 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.*
- d) *Responsible persons and lines of communication.*
- e) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- f) *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: *This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

Assessment of Condition 13

The applicant has submitted a Construction Environmental Management Plan authored by Orange Design Studio (dated 11th November 2025, version 1) in support of condition 13. KC Ecology have reviewed the submitted information and have confirmed that the CEMP is acceptable in line with the requirements of the condition. On this basis, condition 13 will be discharged by the implementation of the CEMP: Biodiversity throughout the construction period.

Condition 14 – Invasive Species

14. Prior to the commencement of development, an invasive species survey shall be submitted to and approved by the local planning authority, detailing the measures for the containment, control and removal on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: *This pre-commencement condition is necessary to prevent the spread of invasive species within and outside of the site during and after development in line with the requirements of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

Assessment of Condition 14

The applicant has submitted an Invasive and Non-native Species Management Plan (dated 3rd December 2025) in support of condition 14. The plan has been reviewed by KC Ecology and officers have confirmed that it is acceptable in line with the requirements of the condition. On this basis, condition 14 has been met and can be discharged .

Condition 15 – Biodiversity Enhancement Management Plan

15. No works shall take place until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the local planning authority. The plan must include the following:

- *2no bat boxes*

- 2no bird boxes for buildings
- 2no bird boxes for trees
- Small holes within fences (and other mechanisms) for hedgehogs' mobility.
#
- A planting scheme should be implemented within the scheme to create a trees and hedgerows. Plantings should comprise native species of high biodiversity value

Reason: *This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

Assessment of Condition 15

The applicant has submitted a Block Plan (reference no. (20)002), dated 12th November 2025) and a Biodiversity Enhancement Management Plan (dated 30th January 2026) in support of condition 15. The block plan has been updated and clearly shows the stated Biodiversity Enhancements of bat boxes and bird boxes, as well as the planting, and hedgehog connectivity. The management plan has also been included and is acceptable. On this basis, Condition 15 has been met and can be discharged.

Decision Notice Text

Condition 4 – Boundary Treatments

The following information has been submitted:

- Boundary Treatment Plan (reference no. (20)002 rev. A, dated 3rd March 2026)

In conclusion, it is considered that the proposed boundary treatment details are acceptable for the purposes of condition 4. However, condition 4 can only be fully discharged when the boundary treatments are constructed and maintained in accordance with the details approved.

Condition 5 – Remediation Strategy

The following information has been submitted:

- Phase 3 Remediation Strategy Report (reference no. C3637/25/E/8727_Rev1, dated 30th January 2026)
- Indicative Remediation Timetable (dated 31st March 2026)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 5 and therefore the condition can be discharged.

Condition 6 – Remediation

Condition 6 must remain until the development is complete as contamination not previously considered may be encountered during groundworks.

Condition 7 – Verification Report

No Verification Report has been submitted in support of the application to discharge Condition 7. Therefore, Condition 7 must remain until further notice.

Condition 13 – Construction Environmental Management Plan

The following information has been submitted:

- Construction Environmental Management Plan authored by Orange Design Studio (dated 11th November 2025, version 1)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 13. This condition will be discharged by the implementation of the CEMP: Biodiversity throughout the construction period.

Condition 14 – Invasive Species

The following information has been submitted:

- Invasive and Non-native Species Management Plan (dated 3rd December 2025)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 14 and therefore the condition can be discharged.

Condition 15 – Biodiversity Enhancement Management Plan

The following information has been submitted:

- Block Plan (reference no. (20)002, dated 12th November 2025)
- Biodiversity Enhancement Management Plan (dated 30th January 2026)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 15 and therefore the condition can be discharged.

Officer Report

Reference No. 2025/44/93474/E

Site Address: Land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX.

Proposal: Discharge of details reserved by conditions 4 (boundary treatments), 5 (Remediation Strategy), 6 (Remediation), 7 (Verification Report), 8 (noise), 13 (CEMP), 14 (invasive species), 15 (BEMP) on previous permission 2025/91053 for change of use and alterations to barn to form three dwellings including associated works

Assessment

Condition 4 – Boundary Treatments

4. Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwellings hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Reason: *This pre-commencement condition is in the interest of visual and residential amenity, in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapters 12 and 13 of the National Planning Policy Framework.*

Assessment of Condition 4

The applicant has submitted a Boundary Treatment Plan (reference no. (20)002, dated 11th November 2025) which details the location, height and

materials of the proposed boundary treatments. The proposed boundary treatments would comprise a 1m high metal railing along the northern boundary of the site to separate the residential properties from the greenway. It is also noted that a low level wall with fencing measuring 1.8m in height would be installed to enclose the private outdoor amenity spaces to the south of the plots. Furthermore, a 1.2m high dry stone wall is proposed along the perimeter of the site. Whilst the dry stone wall would not cause any significant harm to visual amenity, officers have concerns regarding pedestrian and vehicular visibility due to the height of the wall at the entrance of the site. On this basis, the condition cannot be discharged at this stage and must remain.

Condition 5 – Remediation Strategy

5. Groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: *This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.*

Assessment of Condition 5

The applicant has submitted a Phase 3 Remediation Strategy Report (reference no. C3637/25/E/8727, dated 28th November 2025) in support of condition 5.

The Remediation Statement introduces the strategy on page 1, stating that: *“it was considered that the made ground present at the site was contaminated with respect to the intended residential with plant uptake end use. Therefore, it was recommended that garden areas be ‘remediated’ by providing a capping layer of 500mm of inert material over a 100mm thick capillary break.”*

This statement differs from the Indicative Remediation Strategy presented in Section 11.3 of the Phase 2 Geo-environmental Investigation (reference no. C3637/23/E/5969_Rev1, dated 24th April 2024) which states: *“It is anticipated that the contamination is localised to the made ground material that has been deposited over the reworked clay on the site. As such, it is likely that this contamination will either be fully removed from the site during an initial site strip or will be buried beneath permanent hardstanding of the proposed driveway which will fully sever the pathway to surface receptors.”*

The Remediation Statement then begins to outline the remediation objectives as follows:

- a) To protect the site operatives during the construction process from the ingestion of soil or dust, dermal contact with the soil and inhalation of dust.

- a) To protect the end user from the ingestion of soil or dust, dermal contact with the soil and inhalation of dust.
- b) To protect neighbours from the inhalation and ingestion dust during the construction process.
- c) To protect plants from direct contact with contamination and prevent uptake via root system.
- d) To ensure that contamination cannot reach controlled waters via surface run-off or permeable strata.
- e) To ensure that contamination cannot enter any former services occupying the site which may return to controlled waters.
- f) To protect plastic services from being penetrated by, or degrading due to the presence of, contamination in the soil or groundwaters.

The report then goes on to list the stages of development from groundworks to fill materials. At the time of both the Phase I Desk Study and the Phase II Intrusive Site Investigation, the aforementioned reports state under the heading "Development Requirements": *"Whilst the precise nature of this development has not been finalised it is understood that the land at Wood Lane is to be developed by the alterations to the existing agricultural barn to form one residential dwelling. In view of the above a site-specific remediation strategy should be undertaken after the proposed development has been finalised."*

The proposed development has now been confirmed, under the heading "Development Requirements" of the Remediation Statement, the development is identified as being: *"developed by the alterations to the existing agricultural barn to form three residential dwelling. Therefore, it is considered that the site may be classified as a residential with plant uptake development"*

This is not acknowledged in the Phase 3: Remediation Statement (reference no. C3637/25/E/8727, dated 28th November 2025).

Under the application 2025/91053 that was granted conditional approval on the 28th October 2025, plans confirming the site layout were provided and are detailed - see Block Plan (reference no. (20)002 revision B, dated 20th August 2025).

At the time of writing the Phase I and Phase II, the reports also acknowledge that the site contains made ground. Strata conditions are discussed in paragraph 6.1 of the Phase 2 Geo-environmental Investigation (reference no. C3637/23/E/5969_Rev1, dated 24th April 2024), which states: *"It is anticipated that this made ground represents reworked material that was deposited on site during the ground workings of the railway that was identified during the phase 1 desk study (Ref: C3637/23/E/5509)"*.

It is also possible that ground levelling occurred during the construction of the barn, spreading potentially contaminated made ground to other areas across the site. The Phase 1 Desk Study (reference no. C3637/23/E/5509, dated 2nd November 2023) states under the heading “Presence of vegetation and wildlife” on page 2 that: *“The site is overgrown with shrubs and weeds to the east and south of the barn. No other obvious signs of invasive flora, fauna, nesting birds, burrowing animals or edible plants observed during the time of the site walkover”*.

This limitation is not considered or discussed in the submitted Phase 3 Remediation Strategy Report (reference no. C3637/25/E/8727, dated 28th November 2025). The omission of a discussion relating to the revised site layout, the potential for made ground to be present within the gardens of the three dwellings, and the inability of the Phase I and Phase II ground investigations to make any assessment of this area of the site during both the site walkover and the intrusive sampling should be considered and specifically addressed as part of the site remediation.

The Phase 3 Remediation Strategy Report acknowledges under the heading “Scope” on page 2 that: *“A pragmatic approach will be undertaken, with observational techniques being employed at each stage of the work”*. This cannot be guaranteed. Omitting any reference to information pertinent to the site’s remediation presents a risk to receptors both during development, and the end use of the site.

The Phase 3 Remediation Strategy Report (reference no. C3637/25/E/8727, dated 28th November 2025) requires review:

1. The Remediation Statement must clarify why the previous “Indicative Remediation Strategy” presented in Section 11.3 of the Phase 2 Geo-environmental Investigation (reference no. C3637/23/E/5969_Rev1, dated 24th April 2024), proposed that “contamination will either be fully removed from the site during an initial site strip or will be buried beneath permanent hardstanding of the proposed driveway which will fully sever the pathway to surface receptors” has been altered to “garden areas be ‘remediated’ by providing a capping layer of 500mm of inert material over a 100mm thick capillary break”.
1. Previous reports, Phase I & II, were unable to confirm the final site layout proposals. However, the site layout is now confirmed, and it reveals that the garden areas of the 3 dwellings will be within an area of the site that has not been considered during previous investigations (due to the area being covered in vegetation). The lack of access to this area has resulted in an unknown - a limitation to the previous site investigations. This presents a

risk to the sites remediation and should be addressed in detail in the Remediation Strategy.

For the reasons outlined above, KC Environmental Health cannot recommend the discharge of condition 5 for remediation strategy and the condition must remain until further notice.

Condition 6 – Remediation

6. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 5. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: *This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.*

Assessment of Condition 6

Insufficient information has been provided as per condition 5. Therefore, Condition 6 should remain until further notice.

Condition 7 – Verification Report

7. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: *This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework*

Assessment of Condition 7

Insufficient information has been provided as per condition 5. Therefore, Condition 7 should remain until further notice.

Condition 8 – Noise

8. Before construction work commences, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including rail noise shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- a) Determine the existing noise climate*
- a) Predict the noise climate in living rooms and gardens (daytime), bedrooms (night-time) and other habitable rooms of the development*
- b) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).*

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: *This pre-commencement condition is necessary to protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.*

Assessment of Condition 8

The applicant has submitted a Noise Impact Assessment authored by Environmental Noise Solutions Limited (dated 10th October 2023, reference no. NIA-11099-23-11289-v1 Woodlane Barn, Mirfield) in support of condition 8.

The Noise Impact Assessment outlines the objectives of the report as:

- a) Determine external noise levels at the site
- a) Assess the potential impact of the external noise climate on the proposed residential development with reference to relevant guidelines, and
- b) Provide recommendations for a scheme of sound attenuation works, as necessary, to protect future occupants of the proposed residential development from a loss of amenity due to noise.

The report then proposes to detail the methodology and results of the assessment and provide recommendations for the building envelope (fenestration and ventilation). The report confirms the ambient noise climate at the site is due to local and distant road traffic, intermittent aircraft flyovers and intermittent train passes along the Huddersfield Line.

The assessment noted that: *“For reference, the Huddersfield Line is 60 metres from the existing barn and situated in a deep cutting. As a consequence, noise*

levels due to train passes are not significant, with no individual train pass exceeding 57 dB LAFMax at the building footprint”.

The report uses the Building Research Establishment (BRE) building envelope insulation calculation spreadsheet to confirm that: *“typical standard double-glazed window (rated at least 29 dB Rw) with standard trickle vents will provide circa 25 dB(A) sound insulation from external to internal at the site”* and standard brick/block cavity walls.

The assessment concludes that: *“Ambient noise levels at the site are relatively low. As a consequence, standard double glazing and standard trickle vents are appropriate throughout the development and there are no issues with respect to external amenity”.*

KC Environmental Health accept the findings of the assessment and confirm that the submitted noise impact assessment satisfies the requirements of the condition. As such, For this condition to be discharged, the works specified in the report will need to be undertaken prior to occupation of the development, and thereafter retained.

Condition 13 – Construction Environmental Management Plan

13. 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: *This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

Assessment of Condition 13

The applicant has submitted a Construction Environmental Management Plan authored by Orange Design Studio (dated 11th November 2025, version 1) in support of condition 13. KC Ecology have reviewed the submitted information and have confirmed that the CEMP is acceptable in line with the requirements of the condition. On this basis, condition 13 will be discharged by the implementation of the CEMP: Biodiversity throughout the construction period.

Condition 14 – Invasive Species

14. Prior to the commencement of development, an invasive species survey shall be submitted to and approved by the local planning authority, detailing the measures for the containment, control and removal on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: *This pre-commencement condition is necessary to prevent the spread of invasive species within and outside of the site during and after development in line with the requirements of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

Assessment of Condition 14

The Invasive and Non-native Species Management Plan, as mentioned in the cover letter from Orange Design Studios (dated 16th December 2025) does not appear to be available. On this basis, Condition 14 is not yet met and will remain until further notice.

Condition 15 – Biodiversity Enhancement Management Plan

15. No works shall take place until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the local planning authority. The plan must include the following:

- *2no bat boxes*
- *2no bird boxes for buildings*
- *2no bird boxes for trees*
- *Small holes within fences (and other mechanisms) for hedgehogs' mobility.*
- *#*
- *A planting scheme should be implemented within the scheme to create a trees and hedgerows. Plantings should comprise native species of high biodiversity value*

Reason: *This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

Assessment of Condition 15

The applicant has submitted a Block Plan (reference no. (20)002, dated 12th November 2025) in support of condition 15. The block plan does not clearly show the biodiversity enhancements. The management plan has also not been

included and will need to be added to conclude this. On this basis, Condition 15 has not yet been met and will need to remain until further notice.

Decision Notice Text

Condition 4 – Boundary Treatments

The following information has been submitted:

- Boundary Treatment Plan (reference no. (20)002, dated 11th November 2025)

The submitted details are not acceptable at this time and therefore it is recommended that Condition 4 remain until further notice.

Condition 5 – Remediation Strategy

The following information has been submitted:

- Phase 3 Remediation Strategy Report (reference no. C3637/25/E/8727, dated 28th November 2025)

It is considered that insufficient information has been provided at this time, therefore, KC Environmental Health recommend that Condition 5 remain until further notice.

Condition 6 – Remediation

Insufficient information has been provided as per condition 5. Therefore, Condition 6 should remain until further notice.

Condition 7 – Verification Report

Insufficient information has been provided as per condition 5. Therefore, Condition 7 should remain until further notice.

Condition 8 – Noise

The following has been submitted:

- Noise Impact Assessment authored by Environmental Noise Solutions Limited (dated 10th October 2023, reference no. NIA-11099-23-11289-v1 Woodlane Barn, Mirfield)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 8. For this condition to be discharged, the works specified in the report will need to be undertaken prior to occupation of the development, and thereafter retained.

Condition 13 – Construction Environmental Management Plan

The following information has been submitted:

- Construction Environmental Management Plan authored by Orange Design Studio (dated 11th November 2025, version 1)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 13. This condition will be discharged by the implementation of the CEMP: Biodiversity throughout the construction period.

Condition 14 – Invasive Species

The Invasive and Non-native Species Management Plan, as mentioned in the cover letter from Orange Design Studios (dated 16th December 2025) does not appear to be available. On this basis, Condition 14 is not yet met and will remain until further notice.

Condition 15 – Biodiversity Enhancement Management Plan

The following information has been submitted:

- Block Plan (reference no. (20)002, dated 12th November 2025)

The block plan does not clearly show the biodiversity enhancements. The management plan has also not been included and will need to be added to conclude this. On this basis, Condition 15 has not yet been met and will need to remain until further notice.