

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:	2026/44/90013/W
Site Address:	Land to the south of, 5-25, Clay Well, Golcar, Huddersfield, HD7 4FD
Description:	Discharge of details reserved by conditions 7 (boundary treatments), 8 (external lighting), 9 (pedestrian link), 10 (landscaping), 11 (biodiversity enhancement and management plan) on previous permission 2024/91074 for deemed application via enforcement appeal (APP/Z4718/C/24/3342421) for erection of 8 dwellings
Recommending Officer:	Jessica Irwin

DECISION – Part discharged pending implementation

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.

Lee Stoney

AUTHORISED OFFICER

Date: 28-Aug-2026

Officer report

Application: 2026/90013

Site: Land to the south of, 5-25, Clay Well, Golcar, Huddersfield, HD7 4FD

Proposal: Discharge of details reserved by conditions 7 (boundary treatments), 8 (external lighting), 9 (pedestrian link), 10 (landscaping), 11 (biodiversity enhancement and management plan) on previous permission 2024/91074 for deemed application via enforcement appeal (APP/Z4718/C/24/3342421) for erection of 8 dwellings.

Condition 7: Boundary Treatments

“7. Unless within 3 months of the date of this decision details (including sections and details of levels) of all boundary treatments, and any retaining walls and gabions are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority’s approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.”

In support of condition 7 the following documents have been submitted:

- Proposed Site Layout (reference R-0873-60 Rev E)

Consultation Responses

KC Crime Prevention 24/02/2026

I have reviewed the Proposed Site Layout, Drawing No R-0873-60, Rev E, dated July 2024. Condition is discharged.

KC Ecology Unit 17/02/2026

The boundary treatment design plans, drawings, and details have been reviewed. These are acceptable and in line with the requirements of the condition. Condition 7 is met.

KC Highway Structures 18/02/2026

There was some confusion regarding the red line boundary and the location of the highway structures, following review, the road is to remain unadopted and therefore the condition is not necessary from a Highway Structures perspective. The consultee advised *“condition 7 (retaining walls) can now be discharged.”*

KC Conservation and Design 25/02/2026

Submitted details are adequate.

Assessment

The applicant has submitted a Boundary Treatment Plan (reference no. R-0873-60 dated July 2024) which details the location, height and materials of the boundary treatments including retaining walls.

To discharge this condition, details of all boundary treatments including retaining walls and gabions must have been submitted within 3 months of the date of the corresponding appeal decision. The application with the associated plan was submitted within this timeframe.

The boundary treatments comprise of a range of fencing, dry stone wall and retaining walls, including: 1.8m close boarded fencing with concrete posts and gates, 1.2m close boarded fencing with concrete posts, 1.2m close boarded fencing with concrete posts and gates built off retaining wall and new and existing dry stone walling (with a minimum height of 0.9m).

The road is to remain unadopted and therefore the condition is not necessary from a Highway Structures perspective. Notwithstanding the above, the walls are to be constructed from stone and would therefore have an acceptable visual appearance.

The submitted details are considered acceptable – both visually appropriate, and in securing the amenity of future occupants. Officers therefore recommend that the details be approved. However, be aware that the condition has ongoing requirements which must be adhered to, to ensure ongoing compliance with the condition. A note of the ongoing requirements is recommended to be included in the council's decision notice.

Decision: Part discharged pending implementation

Condition 8: External Lighting

“8. Unless within 3 months of the date of this decision details of the external lighting, including street lighting, are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.”

In support of condition 8 the following documents have been submitted:

- Outdoor Lighting Report (reference SHD666)

- External Lighting Information email from Crime Prevention Officer (subject 'App 2022/93452 Land South of 5 - 25 Clay Well, Golcar, Huddersfield - Discharge of Conditions')
- External Lighting Layout Plan drawing 'S38 Street Lighting Design' (reference SHD666-SHD-HLG-HILL-DR-EO-Lighting Layout-R0 Rev R0)
- External Lighting Schedule 'Proposed Equipment Schedule' (reference SHD666-SHD-HLG-HILL-DR-EO-Lighting Schedule-R0)
- Proposed Site Layout (R-0873-60-Rev G-Proposed Site Layout received 02/04/2026)

Consultation Responses

KC Crime Prevention 24/02/2026

With regard to external lighting for each dwelling- all entry/ exit points (i.e. external doorsets, including patio and garage doorsets) should be illuminated with dusk till dawn lighting. The recommendations regarding lighting for individual dwellings were included in both my colleagues' responses under applications 2021/91384 and 2024/92153. I cannot locate any information to this effect amongst the submitted documents.

KC Crime Prevention 29/04/2026

I have reviewed the attached plan (Proposed Site Layout, Drawing No. R-0873-60, Revision G dated 02.04.26) which shows some revisions with regard to 24 Hillcrest View's fencing and details of private lighting for each plot. The relevant conditions can be discharged as far as I am concerned.

Assessment

The applicant has submitted an External Lighting Layout Plan (reference no. SHD666-SHD-HLG-HILL-DR-EO-Lighting Layout-R0 dated 30/07/2022), Proposed Equipment Schedule (reference no. SHD666-SHD-HLG-HILL-DR-EO-Lighting Schedule-R0 dated 31/07/2022), Proposed Site Layout (R-0873-60-Rev G-Proposed Site Layout received 02/04/2026), e-mail exchange with the previous crime prevention liaison officer with note on the discharge of the former external lighting condition (dated 01/12/2022) and an Outdoor Lighting Report (reference no. SHD666 dated 30/07/2022). These documents detail the luminaire specification, lighting layout, photometric data alongside horizontal illuminance maps in line with the required British Standard for residential outdoor lighting.

To discharge this condition, details of all external lighting including street lighting must have been submitted within 3 months of the date of the corresponding appeal decision. The application with the associated information was submitted within this timeframe.

The submitted details are considered acceptable – both visually appropriate, and in securing the amenity of future occupants. The layout and illumination are also considered appropriate from a crime prevention perspective.

Officers therefore recommend that the details be approved. However, be aware that the condition has ongoing requirements which must be adhered to, to ensure ongoing compliance with the condition. A note of the ongoing requirements is recommended to be included in the council's decision notice.

Decision: Part discharged pending implementation

Condition 9: Pedestrian Link

9. Unless within 3 months of the date of this decision details of the pedestrian connection between the site and public footpath COL/56/40 are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

In support of condition 9 the following documents have been submitted:

- Private Road Layout (reference 1261-902 Rev C) dated January 2022
- E-mail titled "RE: Discharge of Condition applications at Hillcrest View, Clay Well" dated 11/03/2026 with attached images of the proposed pedestrian link from the development side and the PROW side
- Proposed Site Layout (reference R-0873-60 Rev G) dated July 2024, amended 02/04/2026
- Private Road Layout [amended to include cross section of pedestrian link] (reference 1261-902 Rev D) dated Jan 2022, amended June 2026, received 23/06/2026
- E-mail titled "Clay Well, Golcar" dated 29/07/2026 with confirmation that tarmac will be used on the pedestrian link.

Consultation Responses

PROW 16/02/2026

Request for photographs from the development side and the PROW side.

PROW 12/03/2026

- *Is the width of the link 1.2 m as in the plan*
- *Levels – it appears that the development is lower than the path, how will this be accommodated*
- *Surface – what is the proposal*
- *It should tie into the carriage way area including drop curb. From the photo from the development side, it appears wrong in relation to the service margin*
- *Is the road to be adopted, ie S38, or how is it secured long term*
- *If not want is the status of the link*
- *What is the height of the fence*
- *Ownership – the path and up to the boundary are within the ownership of the adjacent plot, is this developer aware*

PROW 17/06/2026

“From the information provided below, I still believe that we need details of the levels, “This allows for 100mm of fall over 1.4mts (1:14 fall) back into our development from the PROW “, unfortunately this does not give enough details to allow the DOC.

We need a section drawing that show the arrangement at present including path level, wall, and current situation at the end of the estate. We also need a section showing what the outcome will be, this should include the height difference between the path and the end of the estate.

Please provide the drawing including the ramp/slope and how this will fit with the road

The other issue is that the link cannot have the curb edgings, this will need to be removed as part of the link. We are not sure where the suggestion of block paving came from, is this because that is what is in the margin. We are happy to consider tarmac if that is easier to achieve the slope

Our initial thought was that it maybe better to move the link to behind where the grit bin is, however, that appears to give more of a slope.”

Assessment

The applicant has submitted a Private Road Layout (reference 1261-902 Rev C) dated January 2022 which details the location of the proposed pedestrian link to the public footpath alongside surface water and foul drainage.

Following consultation, the applicant submitted images of the site from the development side and Public Right Of Way (PROW) side along with a revised Proposed Site Layout plan with updated annotations detailing the site levels, clarifying the height and materials of the boundary treatment to be used. Our PROW team visited the site and requested sectional drawings of the existing arrangement and proposed link, inviting the removal of curb edgings and that tarmac be used instead of block paving to ensure the maintenance and longevity of the pedestrian link. The applicant has submitted a further Private Road Layout plan amended to include cross section of pedestrian link (reference 1261-902 Rev D) and has confirmed via e-mail that tarmac will be used in the completion of the approved link in line with PROW officers recommendations. While the use of tarmac (instead of block paving) would be an aesthetic change, this would have a limited impact on visual amenity and ensure the durability of the link for future users.

To discharge this condition, details of the pedestrian connection between the site and public footpath COL/56/40 must have been submitted within 3 months of the date of the corresponding appeal decision. Although additional information has been requested and provided outside of this timeframe, the application itself with the associated information was submitted within this window.

The submitted details are considered acceptable and in line with the requirements of the condition.

Officers therefore recommend that the details be approved. However, be aware that the condition has ongoing requirements which must be adhered to, to ensure ongoing compliance with the condition. A note of the ongoing requirements is recommended to be included in the Council’s decision notice.

Decision: Part discharged pending implementation

Condition 10: Landscaping

10. Unless within 3 months of the date of this decision of all hard and soft landscaping are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. The details shall include: details of existing and proposed levels, and regrading; details of replacement tree planting; species schedule and planting plans; details of initial aftercare and long-term maintenance; details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion; details (including samples, if requested), of paving and other hard surface materials; details of all onsite open spaces (including details of their purpose(s) and management) and of any areas for designated, informal, incidental and/or doorstep play; details of how soft landscaping has been designed to prevent and deter crime and anti-social behaviour; and a timeframe for implementation of the landscape scheme. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained in accordance with the approved details and approved long term maintenance, monitoring and remedial arrangements. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

In support of condition 10 the following documents have been submitted:

- Hard Landscaping Plan (titled Hard Paving Specifications reference no. 1261-903A dated January 2022)
- Soft Landscaping Plan (titled Detailed Landscape Proposals – Phase 2 reference no. 2748/3 Rev C dated January 2022)
- Landscape Management Specification by Rosetta Landscape Design (to be read in conjunction with drawing 2748/3 Rev C)
- E-mail titled 'RE: Discharge of Condition applications at Hillcrest View, Clay Well' dated 11th of March 2026

Consultation Responses

KC Crime Prevention 24/02/2026

"Discharged."

KC Ecology Unit 17/02/2026

"The landscaping design plans, drawings, and details have been reviewed. These are acceptable and in line with the requirements of the condition. Condition 10 is met."

KC Conservation and Design 25/02/2026

"Submitted details are adequate."

KC Landscape

16.02.2026

"The landscape information submitted doesn't include the following information highlighted in yellow above...Until this information, Condition 10 Landscaping cannot be discharged as the condition 10 hasn't been met."

17.02.2026

"The revised Landscape Management plan does include provision for the replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion. So that's great for that item. Unfortunately, while the Landscape Management plan describes Year 1–5 management, I cannot see anywhere a "timeframe for implementation of the landscape scheme". I may have just missed this somewhere, but it is important for implementation and establishment given this is the aim of the landscape condition, and parts are based on completion/implementation. We would generally be looking for - when planting will occur, when hard and soft landscape works will be installed and a programme of implementation. Once this timeframe is confirmed, the condition 10 Landscaping can be discharged."

20.02.2026

"The Landscape Management Spec has been further updated by Rosetta at paragraph 1.1.4 to include reference to planting timing. The hard and soft landscaping schemes have been prepared by two separate consultants and so I am in the process of obtaining the timeframe and implementation details from the hard landscaping consultant and will send over asap."

12.03.2026

"We have reviewed the confirmation that the hard landscaping scheme, including the pedestrian link, will be completed by 31 July 2026, and note the confirmation that the soft landscaping will be undertaken during the first growing season thereafter (clause 1.1.4). On this basis, and subject to all landscape measures specified within the Landscape Management Spec and the submitted details for this DoC being implemented and maintained as outlined, we are now able to support the discharge of Condition 10."

Assessment

The applicant has submitted a Hard Landscaping Plan (titled Hard Paving Specifications reference no. 1261-903A) dated January 2022) which details the location and materials of the hard paving, alongside a Soft Landscaping Plan (titled Detailed Landscape Proposals – Phase 2 reference no. 2748/3 Rev C dated January 2022) which details the existing vegetation to be retained and proposed soft landscaping to be introduced. The agent also submitted a Landscape Management Specification by Rosetta Landscape Design (to be read in conjunction with drawing 2748/3 Rev C) as part of the additional information requested, initially dated 17th of February 2026 with updates provided on the 20th of February 2026. Alongside the above, the agent also confirmed via e-mail dated 11th of March 2026 that the landscaping scheme will be complete by 31st July 2026.

To discharge this condition, details of all hard and soft landscaping must have been submitted within 3 months of the date of the corresponding appeal

decision. The application with the associated information was submitted within this timeframe.

The submitted details are considered acceptable and in line with the requirements of the condition.

Officers therefore recommend that the details be approved. However, be aware that the condition has ongoing requirements which must be adhered to, to ensure ongoing compliance with the condition. A note of the ongoing requirements is recommended to be included in the council's decision notice.

Decision: Part discharged pending implementation

Condition 11: Biodiversity

11. Unless within 3 months of the date of this decision a Biodiversity Enhancement and Management Plan (BEMP) is submitted in writing to the local planning authority for approval, and unless the approved BEMP is implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. The BEMP shall ensure that no less than a 10% biodiversity net gain (i.e., 10% above the site's pre-development habitat units and hedgerow units baseline) is achieved post-development, and shall include the followings details: description and evaluation of features to be managed and enhanced; details of the extent and location/area of proposed enhancement works on appropriate scale maps and plans; details corresponding with landscaping details to be submitted pursuant to condition 10; details of ecological trends and constraints on site that might influence management; aims and objectives of management; appropriate management actions for achieving the Aims and Objectives; an annual work programme (to cover an initial five-year period capable of being rolled forward over a period of 30 years); details of the management body or organisation responsible for implementation of the BEMP; and details of an ongoing monitoring programme and remedial measures. The BEMP will be reviewed and updated every five years and implemented for a minimum of 30 years. The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery. The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully-functioning biodiversity objectives of the originally approved BEMP. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained in accordance with the approved details. In the

event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

In support of condition 11 the following documents have been submitted:

- Biodiversity Enhancement and Management Plan Report (reference 17029f/MB)

Consultation Responses

KC Ecology Unit 17/02/2026

The BEMP has been reviewed. It is acceptable and in line with the requirements of the condition. Condition 11 is met.

Assessment

The applicant has submitted a Biodiversity Enhancement and Management Plan Report (reference 17029f/MB dated 23/03/2022).

The Biodiversity Enhancement and Management Plan Report submitted meets the requirements of Condition 11. Planning and Ecology officers consider the document to be acceptable for the purposes of Condition 11. Officers therefore recommend that the details be approved. However, be aware that the condition has ongoing requirements which must be adhered to, to ensure ongoing compliance with the condition. A note of the ongoing requirements is recommended to be included in the council's decision notice..

Decision: Part discharged pending implementation

Recommendation: Approve Details, Part discharged pending implementation
Report Dated: 29/07/2026

Recommended Decision Notice Text:

Condition 7: Boundary treatments

Pursuant to condition 7 you have submitted:

- Proposed Site Layout (reference R-0873-60 Rev E) dated July 2024

The submitted details are deemed to be acceptable for the initial requirements of Condition 7 and are hereby approved. However, Condition 7 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented...Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained.

Decision: Part discharged pending implementation

Condition 8: External lighting

Pursuant to condition 8 you have submitted:

- Outdoor Lighting Report (reference SHD666)
- External Lighting Information email from Crime Prevention Officer (subject 'App 2022/93452 Land South of 5 - 25 Clay Well, Golcar, Huddersfield - Discharge of Conditions')
- External Lighting Layout Plan drawing 'S38 Street Lighting Design' (reference SHD666-SHD-HLG-HILL-DR-EO-Lighting Layout-R0 Rev R0)
- External Lighting Schedule 'Proposed Equipment Schedule' (reference SHD666-SHD-HLG-HILL-DR-EO-Lighting Schedule-R0)
- Proposed Site Layout (R-0873-60-Rev G-Proposed Site Layout received 02/04/2026)

The submitted details are deemed to be acceptable for the initial requirements of Condition 8 and are hereby approved. However, Condition 8 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented... Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained.

Decision: Part discharged pending implementation

Condition 9: Pedestrian link

Pursuant to condition 9 you have submitted:

- Private Road Layout (reference 1261-902 Rev C) dated January 2022
- E-mail titled "RE: Discharge of Condition applications at Hillcrest View, Clay Well" dated 11/03/2026 with attached images of the proposed pedestrian link from the development side and the PROW side
- Proposed Site Layout (reference R-0873-60 Rev G) dated July 2024, amended 02/04/2026
- Private Road Layout [amended to include cross section of pedestrian link] (reference 1261-902 Rev D) dated Jan 2022, amended June 2026, received 23/06/2026
- E-mail titled "Clay Well, Golcar" dated 29/07/2026 with confirmation that tarmac will be used on the pedestrian link.

The submitted details are deemed to be acceptable for the initial requirements of Condition 9 and are hereby approved. However, Condition 9 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and

implemented... Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained.

Decision: Part discharged pending implementation

Condition 10: Landscaping

Pursuant to condition 10 you have submitted:

- Hard Landscaping Plan (titled Hard Paving Specifications reference no. 1261-903A dated January 2022)
- Soft Landscaping Plan (titled Detailed Landscape Proposals – Phase 2 reference no. 2748/3 Rev C dated January 2022)
- Landscape Management Specification by Rosetta Landscape Design (to be read in conjunction with drawing 2748/3 Rev C)
- E-mail titled 'RE: Discharge of Condition applications at Hillcrest View, Clay Well' dated 11th of March 2026

The submitted details are deemed to be acceptable for the initial requirements of Condition 10 and are hereby approved. However, Condition 10 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented... Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained in accordance with the approved details and approved long term maintenance, monitoring and remedial arrangements.

Decision: Part discharged pending implementation

Condition 11: Biodiversity enhancement and management plan

Pursuant to condition 11 you have submitted:

- Biodiversity Enhancement and Management Plan Report (reference 17029f/MB) dated 23/03/2022

The submitted details are deemed to be acceptable for the initial requirements of Condition 11 and are hereby approved. However, Condition 11 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Unless the approved BEMP is implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented... The BEMP will be reviewed and updated every five years and implemented for a minimum of 30 years... Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained in accordance with the approved details.

Decision: Part discharged pending implementation