

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:	2026/44/90609/W
Site Address:	Land at, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER
Description:	Discharge of details reserved by conditions 6 (construction traffic), 14 (invasive species) on previous permission 2023/90346 for erection of two detached dwellings
Recommending Officer:	Laura Yeadon

DECISION – DISCHARGE OF CONDITIONS – SPLIT DECISION

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 28-Apr-2026

Officer Report

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This application relates to permission 2023/90346 for the erection of two detached dwellings. The application seeks to discharge conditions 6 and 14.

Condition 6 – construction traffic

6. Before construction commences, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and incident/action procedures. Thereafter all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: This is a pre-commencement condition to ensure that an appropriate scheme is agreed in the interests of highway safety before construction works commence in accordance with the aims of Policy LP21 of the Kirklees Local Plan.

Assessment of Condition 6

Highways Development Management Officers have been consulted and state that the applicant has submitted a Site Access Schedule dated December 2025 which provides details of the routes for access to the site, site access times, arrangements for large deliveries, the area for site welfare facilities, deliveries, contractor parking and materials storage.

It is therefore concluded that the information provided within the Site Access Schedule is adequate for the purposes of Condition 6. This condition will be discharged by the carrying out of the approved construction arrangements in accordance with the approved schedule throughout the period of construction

Condition 14 – invasive species

14. Before development commences, a scheme for the containment, control and removal of invasive species, including Himalayan balsam and Cotoneaster, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved scheme.

Reason: This is a pre-commencement condition to ensure that appropriate measures to remove invasive species are undertaken before other development commences in the interests of the biodiversity of the site and the wider area, and to accord with the aims of Policy LP30 of the Kirklees Local Plan, Policy 13 of the Holme Valley NDP, Principle 7 of the Housebuilders' Design Guide SPD and Chapter 15 of the National Planning Policy Framework.

Assessment of Condition 14

The Council's Ecology Team have been consulted and state that there is a letter stating that the "earlier Ecological Site Appraisal" from Middleton Ecological Consultancy that Himalayan Balsam and Cotoneaster were observed. It then goes on to say that a later Ecological dated 27th September 2021 found no evidence of any invasive species.

The letter containing the protocol for invasive species is not acceptable as

- It is not clear who wrote the letter and only says it has attained advice from Middleton Ecological Consultancy – there needs to be certainty from an ecological consultancy itself that they had input.
- The photos of the invasive species are not clear, and details of protocols are not noted to be from an appropriate source.

It is therefore concluded that at this stage, the Local Planning Authority are unable to discharge Condition 14 and additional information is required to address the requirements of the Condition.

Decision Text

Assessment of Condition 6

You have submitted the following:

- Application form
- Covering letter – Alive Construction Ltd dated 27th February 2025
- Site Access Schedule – dated December 2025

Highways Development Management Officers have been consulted and state that the applicant has submitted a Site Access Schedule dated December 2025 which provides details of the routes for access to the site, site access times, arrangements for large deliveries, the area for site welfare facilities, deliveries, contractor parking and materials storage.

It is therefore concluded that the information provided that the information provided within the Site Access Schedule is adequate for the purposes of Condition 6. This condition will be discharged by the carrying out of the approved construction arrangements in accordance with the approved schedule throughout the period of construction.

Assessment of Condition 14

You have submitted the following:

- Application form
- Covering letter – Alive Construction Ltd – dated 12th December 2025
- Non-native Species Protocol – dated December 2025

- Preliminary Ecological Appraisal – dated 27th December 2021 by Middleton Bell Ecology

The Council's Ecology Team have been consulted and state that There is a letter stating that the "earlier Ecological Site Appraisal" from Middleton Ecological Consultancy that Himalayan Balsam and Cotoneaster were observed. It then goes on to say that a later Ecological dated 27th September 2021 found no evidence of any invasive species.

The letter containing the protocol for invasive species is not acceptable as

- It is not clear who wrote the letter and only says it has attained advice from Middleton Ecological Consultancy – there needs to be certainty from an ecological consultancy itself that they had input.
- The photos of the invasive species are not clear, and details of protocols are not noted to be from an appropriate source.

It is therefore concluded that at this stage, the Local Planning Authority are unable to discharge Condition 14 and additional information is required to address the requirements of the Condition.

Dated – 27th April 2026