



Kirklees Council
Planning and Development Service
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Date: 28-Apr-2026
Our Ref: 2026/90609

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 6 (construction traffic), 14 (invasive species) on previous permission 2023/90346 for erection of two detached dwellings
Land at, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER
Application Number: 2026/90609**

I write with reference to your application to discharge the conditions for the above development as submitted on 03-Mar-2026.

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.

Yours faithfully

Mathias Franklin
Head of Planning and Development