

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:	2026/44/90676/W
Site Address:	Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX
Description:	Discharge of details reserved by condition 34 (bat licence) of previous permission 2021/90800 for redevelopment and change of use of former mill site to form 19 residential units
Recommending Officer:	Victor Grayson

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 16-Mar-2026

Officer Report

Discharge of details reserved by condition 34 (bat licence) of previous permission 2021/90800 for redevelopment and change of use of former mill site to form 19 residential units

Planning history

2021/90800 – Full planning permission granted 20/08/2025 (subject to Section 106 agreement) for redevelopment and change of use of former mill site to form 19 residential units.

2025/93383 – Discharge of Conditions application under consideration.

2026/90162 – Section 73 application under consideration.

Consultation

KC Ecology – The bat licence from Natural England has been provided. Condition 34 is met.

Condition 34 (bat licence)

Condition 34 reads as follows:

34) No material operation, as defined in section 56(4)(a) through to (d) of the Town and Country Planning Act 1990, shall be carried out to commence the development pursuant to this planning permission until the Local Planning Authority has been provided with either of the following:

- a) An appropriate protected species licence for the specified activity/development; or*
- b) Written confirmation of Site Registration under the Low Impact Bat Class Licence; or*
- c) A statement in writing from the relevant licensing body confirming that it does not consider that the specified activity/development will require a licence.*

The development shall be implemented in accordance with the requirements of the licensing body.

Reason: *To protect biodiversity during construction by avoiding direct impacts to protected species and preventing the spread of non-native plants, and to accord with Policy LP30 of the Kirklees Local Plan.*

This pre-commencement condition is necessary to ensure details relating to the required biodiversity protection measures are devised and agreed at an appropriate stage of the development process.

The applicant has submitted a copy of a licence issued by Natural England (ref: 2026-89013-EPS-MIT, dated 26/02/2026). The licence refers to “Licensable activities associated with development works consented under reference number: 2021/62/90800/W” and relates to Brown long-eared bats and Pipistrelle bats.

The submitted licence meets the requirements of part (a) of condition 34. No submission is therefore necessary pursuant to parts (b) and (c) of the condition. KC Ecology have confirmed that the requirements of condition 34 have been met.

Given the above assessment, it is recommended that an approval pursuant to condition 34 be issued. However, it is also recommended that the applicant be reminded of the ongoing requirement of condition 34, which states:

The development shall be implemented in accordance with the requirements of the licensing body.

Recommendation

Approve details pursuant to condition 34 (bat licence), subject to advice.

Report Dated: 16/03/2026

Recommended Decision Notice Text

Condition 34 (bat licence) – You have submitted a copy of a licence issued by Natural England (ref: 2026-89013-EPS-MIT, dated 26/02/2026). The licence refers to “Licensable activities associated with development works consented under reference number: 2021/62/90800/W” and relates to Brown long-eared bats and Pipistrelle bats.

The submitted licence meets the requirements of part (a) of condition 34. No submission is therefore necessary pursuant to parts (b) and (c) of the condition.

The submitted details are considered acceptable for the purpose of condition 34, and are hereby approved. However, please be reminded of the following ongoing requirement of condition 34, which must be adhered to:

The development shall be implemented in accordance with the requirements of the licensing body.