

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:	2026/44/91162/E
Site Address:	Dewsbury Bus Station, Aldams Road, Dewsbury, WF12 8AR
Description:	Discharge of details reserved by condition 16 (landscaping) on previous permission 2023/92141 for refurbishment and improvement of Dewsbury Bus Station including hard and soft landscaping works
Recommending Officer:	Louise Bearcroft

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: 18-Jun-2026

Application Reference: 2026/44/91162/E

Proposal: Discharge of details reserved by condition 16 (landscaping) on previous permission 2023/92141 for refurbishment and improvement of Dewsbury Bus Station including hard and soft landscaping works

Address: Dewsbury Bus Station, Aldams Road, Dewsbury, DF12 8AR

Wording of Condition 16

16. Prior to the commencement of external works, full details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These works shall include:

- (a) Means of enclosure around the site, including gates;*
- (b) Materials to be used for all hard surfaced areas;*
- (c) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate;*
- (d) an implementation, management and maintenance programme including full details for management of newly establishing trees, shrubs, wildflower seed (and re-sowing) including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning and replacement of failed or damaged specimens and beds including those within Green Rooves;*
- (e) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5 year period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation. All hard and soft landscape works shall be carried out in accordance with the approved details.*

The approved details shall be implemented prior to units G.18, G.20 and G.21 (as indicated on document 'Proposed GA Plan' reference DBS-JSAZZ-ZZ-DR-A-02811) being brought into first permanent use and shall be so retained thereafter.

Reason: *To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.*

Documents Submitted

- Proposed Landscaping Layout Drawing Reference DBS-ECS-ZO-SL-DR-L-00001 Rev C04
- Dewsbury Bus Station, Landscape Specification. Document reference DBS-ECS-ZO-SL-T-L-00001

Consultee Responses

K.C Landscape, via email dated 18/06/2026:

I can confirm that I have reviewed the information provided and am satisfied that Condition 16 (landscaping) for application 2026/91162 can now be discharged. The two hatched areas shown on the layout are, as I understand it, currently being designed and will be delivered by Kirklees.

Assessment

Condition 16 was previously discharged as part of an earlier discharge of condition application ref 2024/93088 (decision notice dated 22.01.26). Since this time the applicants are proposing a change of specification to a kerb proposed around the perimeter of the central island. The previous approval was for a conservation style kerb with a granite finish, and the revised specification is for a bullnosed kerb. The reason for this change is due to a necessity to increase the kerb height to enable better passenger access at the Bus Boarding areas, and a higher conservation kerb cannot be procured in the programme time. Officers note that beyond the kerb specification, the plan does include other changes to that previously approved, including highlighting specific areas that are not part of the proposed landscaping scheme, and are to be designed and delivered by Kirklees Council.

In terms of the landscape details, K.C Landscape are satisfied with the details for the condition to be discharged. As the plan differs from the previously approved plan (highlighting areas to be delivered by Kirklees Council) officers have had an informal discussion with Highways (Streetscene and Housing) to confirm the landscaping plans reflect the most up to date proposals.

In respect of other matters, there are heritage assets in the surrounding area, including Dewsbury Minster (grade II*) and Dewsbury Town Centre Conservation Area. The proposed change to the kerb stone has been previously discussed with KC Conservation & Design who advised that whilst granite would be preferred, the sensitivity of this location would mean that the change would not have a significantly negative impact.

In conclusion, it is considered that the proposed details are sufficient to fulfil the condition, and they are hereby recommended for approval. Notwithstanding the above, the condition has an ongoing requirement which prevents full discharge currently. A note of the ongoing requirement will be included in the decision notice.

Recommendation: Discharge condition 16

Date of Report 18.06.2026

Recommended Decision Notice Text

Condition 16 (Landscaping)

You have submitted the following documents pursuant to condition 16:

- Proposed Landscaping Layout Drawing Reference DBS-ECS-ZO-SL-DR-L-00001 Rev C04
- Dewsbury Bus Station, Landscape Specification. Document reference DBS-ECS-ZO-SL-T-L-00001

The details are acceptable for the purposes of satisfying condition 16 and are hereby approved.

However, please be aware that the condition cannot be fully discharged at this time as it has the following ongoing requirement:

(e) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5 year period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation. All hard and soft landscape works shall be carried out in accordance with the approved details.

The approved details shall be implemented prior to units G.18, G.20 and G.21 (as indicated on document 'Proposed GA Plan' reference DBS-JSAZZ-ZZ-DR-A-02811) being brought into first permanent use and shall be so retained thereafter.