

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:	2026/44/91325/E
Site Address:	Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR
Description:	Discharge of condition 5 (Precautionary Working Method Statement) on previous permission 2025/93323 for demolition of attached outbuildings and erection of two-storey extension to create dwelling forming annex accommodation associated with Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR
Recommending Officer:	Nicole Helliwell

DECISION – DISCHARGE OF CONDITION APPROVED

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.

John Holmes

AUTHORISED OFFICER

Date: 02-Jul-2026

Officer Report

Reference No. 2026/44/91325/E

Site Address: Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR

Proposal: Discharge of condition 5 (Precautionary Working Method Statement) on previous permission 2025/93323 for demolition of attached outbuildings and erection of two-storey extension to create dwelling forming annex accommodation

Assessment

Condition 5 – Precautionary Working Method Statement

5. Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, attendance of an ECoW (Ecological Clerk of Works) as required, and careful hand stripping around potential bat roosting features. In the event of encountering a bat, all work must cease until the ecological clerk of works and Natural England are contacted for advice on the best way to proceed lawfully. All contractors working on site should be made aware of this advice and provided with the contact details of the ecological clerk of works.

Reason: This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Assessment of Condition 5

In support of the application to discharge of condition 5, a Precautionary Working Method Statement – BATS by Knight Sky Ecology (dated 15th May 2026) has been submitted. KC Ecology have reviewed the PWMS and have confirmed that it is acceptable in line with the requirements of the condition. As such, it is considered that the requirements of condition 5 have been met and it is recommended the condition be discharged.

Decision Notice Text

Condition 5 – Precautionary Working Method Statement

The following information has been submitted:

- Precautionary Working Method Statement – BATS by Knight Sky Ecology (dated 15th May 2026)

The submitted details are considered acceptable for the purposes of Condition 5 and therefore the condition is satisfied and discharged.