



JohnsonMowat
Planning & Development Consultants

Orion Homes

Bankfield Drive, Holmfield

**Residential development
(2023/62/91212/W)**

Discharge of Conditions Statement

Johnson Mowat References

Client	Orion Homes
Site	Bankfield Drive, Holmfield
Development	Residential development (2023/62/91212/W)
Local Planning Authority	Kirklees
Document Type	Discharge of Conditions Statement
Document Reference	JM260043.DoC.29
Issue / Revision Date	21 May 2026

Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

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- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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1. Introduction

- 1.1 This Discharge of Conditions Statement is prepared on behalf of Orion Homes in relation to land at Bankfield Drive, Holmfield.
- 1.2 The relevant planning permission for the Site (2023/62/91212/W) was granted 04.10.2023.

2. Condition Number

Condition 29 Wording from Decision Notice

- 2.1 *Prior to the commencement of development, an updated Ecological Impact Assessment report (EclA) shall be submitted to and approved in writing by the Local Planning Authority. The updated EclA shall include the findings of additional surveys related to invasive species (carried out during the optimal growing season for those species), and shall include appropriate mitigation measures. No dwellings of the development hereby approved shall be first occupied until the mitigation measures in the approved updated EclA have been implemented in full. Following completion of the mitigation measures, a Validation Report shall be submitted to and approved in writing by the Local Planning Authority.*
- 2.2 **Reason:** *To ensure invasive species are appropriately dealt with, in the interests of the biodiversity of the site, and to accord with Policy LP53 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that invasive species measures are agreed at an appropriate stage of the development process.*

3. Addressing the Condition requirements

- 3.1 *An updated Ecological Impact Assessment report (EclA) shall be submitted to and approved in writing by the Local Planning Authority.*
- 3.2 An Updated EclA has been submitted comprising:
- 18204d Ecological Impact Assessment Report REV 6
 - 18204e Invasive Weed Survey Report Issue
 - 18204i Invasive Weed Survey Report Issue
 - 18204l Invasive Weed Survey Report Issue
- 3.3 *The updated EclA shall include the findings of additional surveys related to invasive species, and shall include appropriate mitigation measures.*
- 3.4 The updated surveys include details of propensity for invasive species on the Site.
- 3.5 In light of the submission of the additional information, it is considered that the requirements of condition 29 have now been satisfied.

4. Submission documents

4.1 The submitted documents pursuant to discharging Condition 29 comprise:

- This Statement
- 18204d Ecological Impact Assessment Report REV 6
- 18204e Invasive Weed Survey Report Issue
- 18204i Invasive Weed Survey Report Issue
- 18204l Invasive Weed Survey Report Issue

5. Summary

5.1 It is considered that there are no outstanding matters relating to condition 29 and this condition can be discharged.