Consultation Response from KC, Ecology Unit
2026/91439 Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH
Discharge of details reserved by condition 29 (EcIA) on previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue at Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH.
Date Responded: 04/06/2026 Responding Officer: Z. Hanshaw Responding Ref: 2606/10

Good morning,

I have reviewed the information submitted with this application for the discharge of condition 29. This is as follows:

Conditions:

Prior to the commencement of development, an updated Ecological Impact Assessment report (EcIA) shall be submitted to and approved in writing by the Local Planning Authority. The updated EcIA 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 EcIA 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.

The EcIA rev 6 (JCA, February 2025) states that the resurvey for invasive species was undertaken in August 2023, and three Invasive Plant Survey Reports have been submitted, dated May 2026, May 2025 and August 2023. The 2026 Invasive Plant Survey Report states that work onsite has commenced. I am satisfied that the information submitted is sufficient for the discharge of the first section of condition 29 "*The updated EcIA 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".* However, final sentence of condition 29 states "*Following completion of the mitigation measures, a Validation Report shall be submitted to and approved in writing by the Local Planning Authority".* No validation report has been submitted with this application.

I am therefore not satisfied that all of the information required by condition 29 has been provided. Verification of the implementation of the mitigation measures, summarised in Table 1 of the EcIA, are still required to enable the discharge of this condition, prior to the occupation of the development.