

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:	2026/44/91439/W
Site Address:	Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH
Description:	Discharge of details reserved by condition 29 (EcIA - Invasive Species) on previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue at Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH.
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Split Decision

I hereby authorise the split decision 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: 07-Jul-2026

Reference: 2026/91439

Site address: Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH

Description: Discharge of details reserved by condition 29 (EcIA - Invasive Species) on previous permission 2023/91212 for erection of 21 dwellings with access from Laithe Avenue at Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH.

Public representations

No representations were received.

Condition 29: Updated Ecological Impact Assessment report (EcIA)

29. 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.

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.*

The following documents have been submitted pursuant to condition 29:

- Discharge of Conditions Statement (reference: JM260043.DoC.29)
- Ecological Impact Assessment Report (reference: 18204d/EG rev 6)
- Invasive Plant Survey and Report (reference: 18204i/Awe)
- Invasive Plant Survey and Report (reference: 18204l/Awe)
- Invasive Plant Survey and Report (reference: 18204e/Awe)

Consultation Responses

KC Ecology (response received 04/06/26):

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 EclA, are still required to enable the discharge of this condition, prior to the occupation of the development.

Assessment

Officers concur with the recommendations made by KC Ecology and that the information submitted, is acceptable for the initial requirements of condition 29.

However, as the condition requires the submission of a Validation Report, following completion of the mitigation measures hereby approved, condition 29 cannot be fully discharged at this time and must remain.

Recommendation: Approve.

Report Dated: 06/07/2026

Recommended Decision Notice Text

Condition 29: Updated Ecological Impact Assessment report (EclA)

Pursuant to condition 29, you have submitted:

- Discharge of Conditions Statement (reference: JM260043.DoC.29)
- Ecological Impact Assessment Report (reference: 18204d/EG rev 6)
- Invasive Plant Survey and Report (reference: 18204i/Awe)
- Invasive Plant Survey and Report (reference: 18204l/Awe)
- Invasive Plant Survey and Report (reference: 18204e/Awe)

The information submitted is acceptable for the initial requirement of condition 29 and is hereby approved.

However, the condition requires the submission of a Validation Report, following completion of the approved mitigation measures hereby approved. Given that a Validation Report has not been submitted, condition 29 cannot be fully discharged and must remain at this time.

