GG/07/6475(3 Aug 26) Disc8

Jill Rann
Planning and Development Service
Kirkless Council
PO Box 1720
Huddersfield
HD1 9EL

3 August 2026

Dear Jill,

PLANNING APPLICATION REF: 2022/62/91477/W
APPLICATION TO APPROVE DETAILS RESERVED BY CONDITIONS
LAND OFF LINDLEY MOOR ROAD, LINDLEY, HUDDERSFIELD, HD3 3SX

We are instructed by our client (More Construction Ltd) to submit information seeking to discharge conditions associated with the above-mentioned.

This submission seeks approval of details relating to conditions 10 and 14 of the above-mentioned planning approval.

Condition 10

Condition 10 states:

Prior to development commencing, a survey of the condition of the surrounding road network shall be submitted to, and approved in writing by, the Local Planning Authority. Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. In the event that a defect is identified during other routine inspections of the highway that is considered to be a danger to the public it must be immediately made safe and repaired within 24hours from the applicant being notified by the Local planning Authority.

Accordingly, please find attached a condition survey of the surrounding road network.

Condition 14

Condition 14 states:

Prior to above ground works commencing, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 3.1 habitat units and 0.8 hedgerow units are to be achieved post-development and include details of the following:

a) *Description and evaluation of features to be managed and enhanced;*
b) *Extent and location/area of proposed enhancement works on appropriate scale maps and plans;*

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c) *Ecological trends and constraints on site that might influence management;*
d) *Aims and Objectives of management;*
e) *Appropriate management Actions for achieving Aims and Objectives;*
f) *An annual work programme (to cover an initial 5-year period capable of being rolled forward over a period of 30 years);*
g) *Details of the management body or organisation responsible for implementation of the BEMP; and*
h) *Ongoing monitoring programme and remedial measures.*

The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years. The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery. The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP. The approved BEMP will be implemented in accordance with the approved details.

For the consideration of the LPA please find enclosed the following:

- Biodiversity Enhancement and Management Plan (BEMP) (July 2026).

We trust that this information is sufficient to discharge conditions 10 and 14. We look forward to hearing from you shortly. If you have any queries, please do not hesitate to contact Gareth Glennon on the number listed below to discuss.

Yours faithfully,

Peacock & Smith

PEACOCK & SMITH

Cc L Milner Esq: More Construction Ltd