

Consultation Response KC Landscape			
Planning Number:	2026/92409		
Proposal:	Discharge of details reserved by condition 5 (landscape management plan) on previous permission for reserved matters application 2021/91932 pursuant to outline permission 2016/92298 for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8) relating to Phase 4 - construction of 2 x industrial warehouse units with ancillary office accommodation (approximately 6021m ² and 4046m ²) with parking and landscaping, including discharge of condition 6 (Bio-diversity Enhancement Management Plan), Condition 17 (Site Investigations), Condition 19 (Public Rights of Way), Condition 29 (Noise Attenuation), Condition 31 (Electric Vehicle Charging Points)		
Location:	Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET		
DEVELOPER/APPLICANT/AGENT:	ID Planning		
Planning Officer:	Farzana Tabasum		
Date Responded:	07.09.2026	Responding Officer:	Landscape
Site Area (Hectares)		Responding Ref:	QQ55

NOTES/COMMENTS:

COND 5 – Landscape Management Plan

5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be implemented in accordance with these approved details.

Reason: To ensure the successful aftercare of the landscaping.

We've reviewed the submitted Landscape Management Plan and, from a landscape perspective, I'm satisfied that it generally addresses the requirements of Condition 5. The document sets out long-term management objectives, maintenance prescriptions and monitoring/review arrangements, together with detailed maintenance schedules for the various landscape elements across the site.

Before the condition is discharged, we would recommend obtaining confirmation of the company responsible for the long-term management and maintenance of the landscaped areas, together with relevant contact details. Whilst the plan refers to a Management Company taking on responsibility following the initial maintenance period, the organisation itself is not currently identified. Subject to receipt of that information, we have no landscape objection to the discharge of Condition 5.

As an aside, whilst the plan includes management proposals for the attenuation basin and associated grassland areas, the Drainage team may wish to confirm whether the long-term maintenance arrangements are sufficiently robust in respect of any SuDS infrastructure and associated drainage features.