Consultation Response from KC, Ecology Unit
2026/92742 Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AS
Discharge of details reserved by conditions 3 (materials), 4 (noise report), 6 (CEMP), 7 (external lighting), 8 (drainage), 9 (AMS), 10 (landscape) on previous permission 2025/93108 for demolition of existing stables and erection of detached dwelling
Date Responded: 12/11/2026 **Responding Officer: Z. Hanshaw** **Responding Ref: 2611/16**

I have reviewed the revised information submitted for the discharge of condition 10 (copied below)

10. The development shall not be brought into use until a scheme detailing hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the planting of native trees and hedgerows. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

The Revised Outline Masterplan and Specification (October 2026) provides additional information on the on-going management of the proposed habitats onsite, and updates the embankment mix to include a native species mix and appropriate planting specification. The document details that the species rich hedgerow will be managed on a two-year cutting cycle to ensure that the biodiversity benefits of this can be realised. I am therefore satisfied with the information contained within, and this condition can be discharged.