Consultation Response from Biodiversity Officer KC Ecology		
2019/90190 adj, 1, Lowgate, Kirkburton, Huddersfield, HD8 0SE		
Erection of 3 dwellings (within a Conservation Area)		
Date Responded: 27/02/2019	**Responding Officer:** Tom Stephenson	**Responding Ref:**

Assessment and Advice

No ecological information has been submitted, however, due to the nature of the habitats present, the proposals are unlikely to result in significant ecological impacts.

The proposals do not demonstrate a biodiversity net gain, which is required under policy PLP 30. This could be secured through the following condition. No objection subject to the following condition.

Suggested Conditions

1. No development shall take place until an ecological design strategy (EDS) addressing compensation and enhancement has been submitted to and approved in writing by the local planning authority.
   The EDS shall include the following.
   a. Purpose and conservation objectives for the proposed works.
   b. Review of site potential and constraints.
   c. Detailed design(s) and/or working method(s) to achieve stated objectives.
   d. Extent and location/area of proposed works on appropriate scale maps and plans.
   e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
   f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
   g. Persons responsible for implementing the works.
   h. Details of initial aftercare and long-term maintenance.
   i. Details for monitoring and remedial measures.
   j. Details for disposal of any wastes arising from works.

   The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.
   Reason: to ensure a scheme that provides compensation for the ecological effects resulting from loss of habitat and that provides a net biodiversity gain in line with policy PLP 30. This is a pre-commencement condition to ensure ecological measures are capable of being fulling integrated into the construction phase.