

Consultation Response from KC, Ecology Unit		
2021/92009 Union Mills, Tanyard Road, Milnsbridge, Huddersfield, HD3 4NB		
Discharge of conditions 3 (preliminary risk assessment), 9 (drainage scheme), 10 (internal sound levels), 11 (ventilation scheme), 12 (flood evacuation plan), 13 (soft landscaping), 14 (construction environmental management plan), 15 (landscape and ecological management plan), 17 (bat roosting feature), 18 (electric vehicle charging), 19 (public open space), 20 (travel plan) and 21 (crime prevention) on previous permission 2018/90209 for change of use and alterations to mill to form 41 apartments (within a Conservation Area)		
Date Responded:	Responding Officer:	Responding Ref:

Conditions Relevant to Ecology

14. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.

15. A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior occupation of the development.

16. All mitigation measures set out in the Bat Mitigation Strategy (ref 13909c/AR) dated 13/01/20 shall be fully implemented during the course of the development hereby approved and shall thereafter be maintained.

17. No development shall commence until details of the bat roosting feature outlined in paragraph 4.1.7 of the Bat Mitigation Strategy (ref 13909c/AR) dated 13/01/20) has been submitted to and approved in writing by the Local Planning Authority. The approved bat roosting feature shall be fully installed prior to first occupation and thereafter maintained.

Documents Submitted

Landscape and Ecological Management Plan JCA Ref: 13809f/FS

Construction Environmental Management Plan JCA Ref: 13809e/AWe

PROPOSED EXTERNAL LIGHTING & CYCLE STORE Drawing No: (100)51

CAR CHARGING POINTS PUBLIC OPEN SPACE (POS) & LANDSCAPING DETAILS Drawing no: (100)50

Assessment

Condition 14

The submitted Construction Environmental Management Plan (CEMP) provided general recommendations for safe working practices in regards to the biodiversity on the site but it is not considered to meet all of the requirements imposed by Condition 14. The following amendments/clarifications are requested in order for the document to be considered acceptable-

- A bat mitigation strategy was produced for original application which imposed the requirement for specific timing of works in relation to replacement windows to prevent impacts to roosting bats. These requirements should be clearly referenced and included within the CEMP, including the need for an EPS licence and an ECoW at various stages of the development. In addition, although the CEMP recommends *"Night working should be avoided, and any artificial lighting should be directed away from the adjacent river."* This does not give enough security to ensure bat roosts on the site will not be impacted by on-site lighting during the construction stage.
- The CEMP includes the requirement of protective fencing along the River Colne but does not include reference to the size or extent of the "biodiversity protection zone" to be implemented. Further clarification is required.
- A number of different methods are recommended which could be implemented to treat the Japanese knotweed on site but no indication of the method to be utilised has been provided or how this will be implemented within the work schedule on the site. Further clarification is required.

Based on the above I cannot currently support the discharge of Condition 14.

Condition 15

A Landscape and Ecological Management Plan (LEMP) has been provided in addition to a soft landscaping details plan. These two documents do not correspond and are several amendments required to the LEMP in order to comply with conditions 16 and 17:

- The LEMP is worded as a series of recommendations. As this is in relation to a condition, plans should be finalised and decisive language should be used throughout in order to give security of positive ecological outcomes on the site.
- The landscaping plan specifies an ornamental planting schedule, the species used within this do not correspond with those included within the LEMP. The planting plan is primarily composed of ornamental species whilst those included in the bat mitigation strategy and LEMP are a mixture of native shrubs. A mixture of ornamental and native species would be considered to be of higher benefit to wildlife, in addition the use of native shrub planting was a component of the bat mitigation strategy which is required to be implemented under Condition 16.
- In particular in the specified grassland areas to be seeded with a wildflower seed mix, these do not appear on the landscaping plan which instead refers to “proposed turf areas” within gardens despite no gardens being included on the site.
- The LEMP mentions the incorporation of bird boxes however these are not illustrated on any plans.
- The monitoring schedules include measures which are not relevant to this scheme including hedgehog holes, boxes and hedgerow management.
- The proposed monitoring time for the bat boxes on site is over winter, however the type bat box installed would require monitoring over the summer bat roosting period in order to establish usage. This is also iterated within the bat mitigation strategy. The monitoring schedule should correspond between these documents.

A lighting plan has been included within the LEMP. Secure by design comments have been received regarding this plan and therefore amendments will be required to this. Further assessment and comments by KC ecology will be required once these have been made. In addition to the location of lights to be installed it is requested that a horizontal (and preferably vertical) lighting contour plan with clear lux levels is provided to demonstrate no ecological features will be impacted by the proposed lighting.

Based on the above, I cannot support the discharge of Condition 15.

Condition 16

As above, the measures for native planting have not been incorporated into the soft landscaping which is a requirement of this condition. In addition, a new lighting plan is required, and this will need to demonstrate compliance with the measures set out within the bat mitigation strategy.

Although this does not require discharge, there are concerns that submitted information currently conflicts with the objectives set out by this condition.

Condition 17

No information regarding the location of the integral bat roost to be incorporated into the roof structure have been provided. This information could be provided as part of the LEMP or on a separate plan of the building. Nonetheless, the details provided should indicate the dimensions, the location of this feature post-development and how it is to be incorporated into the proposed plans.

Until such information is provided, I cannot support the discharge of this condition