Consultation Response from KC,
Ecology Unit

2022/91835 Bargate Works, Bargate, Linthwaite, Huddersfield, HD7 5QW

Demolition of existing structures and erection of two new commercial buildings

Date Responded: 18/10/2022
Responding Officer: Gareth Hey
Responding Ref:

Following on from my previous comments, a bat survey report has been submitted with the application, which is welcomed. The report details that the site is of negligible suitability for roosting bats however, a number of other recommendations have been laid out, pertinent to nesting birds and the presence of invasive non-native species.

As such, I have no objection to this application, subject to the following conditions.

Suggested Conditions

1. Prior to construction at the site, a plan detailing the positioning and location of a bat box (Schwegler 1FN or similar) shall be submitted to and approved in writing to the local authority.

   Reason: to provide an enhancement to biodiversity in line with LP30 and the requirements of section 15 of the National Planning Policy Framework.

2. No building works or vegetation removal shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

   Reason: to prevent significant ecological harm in respect of direct impacts to birds, their eggs, nests and young and to accord with policy LP 30 and the requirements of section 15 of the National Planning Policy Framework.

3. Prior to development commencing, an 'invasive non-native species protocol' shall be submitted to, and approved in writing by, the Local Planning Authority. The protocol shall detail the containment, control, and removal of Himalayan Balsam and Japanese Knotweed on site. Thereafter the development shall be undertaken in accordance with the approved scheme.

   Reason: To prevent the spread of non-native invasive species, to safeguard and enhance the function of the application site, in line with the aims and objectives of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition to ensure ecological measures are capable of being fulling integrated into the construction phase.