

**Consultation Response from KC,
Ecology Unit**

2022/92194 Land adj, 21, Thomas Street, Lindley, Huddersfield, HD3 3JJ

Outline application for erection of care home (Use Class C2) of up to 60 beds with associated access

Date Responded: 25/08/2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

A Preliminary Ecological Assessment (PEA) has been submitted with the application. The PEA provides a robust assessment of the site and it determines that the site is of minimal ecological value.

The PEA lays out a number of recommendations, which should be adhered to throughout the development. These recommendations also ensure there will be an enhancement over the current baseline situation at the site, allowing the development to come forward, in line with local policy LP30 and national planning policy framework chapter 15.

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

Recommended Conditions

1. No removal of hedgerows, trees or shrubs 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 LP30 and the requirements of section 15 of the National Planning Policy Framework

2. Any application for reserved matters shall be accompanied by an ecological design strategy (EDS) addressing the mitigation and enhancement detailed within the submitted PEA. The EDS shall be submitted to and agreed in writing by the local planning authority. The EDS shall include the following.
 - a. Purpose and conservation objectives for the proposed ecological works.
 - b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate.
 - c. Details of how the design of boundary treatments will not obstruct the movement of hedgehogs.
 - d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.
 - e. Details of maintenance.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: to ensure the development hereby permitted provides ecological enhancement measures sufficient to provide a biodiversity net gain in accordance with policy LP 30. This is pre-commencement to ensure detailed designs are available to enable implementation as part of the construction program.