

**Consultation Response from KC,
Ecology Unit**

2022/93248 Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

Demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)

Date Responded: 01/11/2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

An Ecological Survey Report and Biodiversity Net Gain Assessment have been submitted with the application, which is welcomed. The application is for the redevelopment of the Piazza shopping centre, part removal of elements of Queensgate Market to develop a new cultural heart to Huddersfield town centre. The submitted ecological information details that the site is of minimal ecological value, offering limited opportunities for protected species. The recommendations laid out in the report can be secured through appropriately worded conditions, as detailed below. This will allow the development to come forward in line with national and local planning policies.

The Biodiversity Net Gain (BNG) Assessment submitted with the report results in a post-development total of 3.61 Habitat Units (combining baseline units retained and habitat units delivered). This equates to a gain of 55.68% against the baseline. This is welcomed and ensures the development proposals will come forward in line with national and local planning policy. The level of BNG can be secured through an appropriately worded condition, which will allow a management plan to cover a period of 30 years.

Overall, I have no objection to this application, and it will provide a useful tool in connecting a highly urbanised environment to the wider area, providing significant recourses for a wide range of biodiversity receptors.

Suggested Conditions

1. Prior to development commencing, an Ecological Design Strategy (EDS) to ensure that a biodiversity net gain is achieved post-development shall be submitted to, and agreed in writing by, the Local Planning Authority.

The EDS shall be in accordance with the Biodiversity Metric 3.0 calculations as received on 4th October 2022, as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination and shall provide a minimum of a 50% net gain in habitat units post-development. 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. Type and location of a minimum of 10 Swift boxes;
- g. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- h. Persons responsible for implementing the works;
- i. Details of initial aftercare and long-term maintenance;
- j. Details for monitoring and (where the results from monitoring show that conservation aims and objectives of the EDS are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain;
- k. 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 the development hereby permitted provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan.

2. 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. The CEMP (Biodiversity) shall include the following.
 - a. Risk assessment of potentially damaging construction activities that refers to the most up-to-date site specific survey information and specifically to nesting birds.
 - b. Identification of “biodiversity protection zones”, where appropriate.
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d. The location and timing of sensitive works to avoid harm to biodiversity features.
 - e. The times during construction when specialist ecologists need to be present on site to oversee works, where appropriate.
 - f. Responsible persons and lines of communication.
 - g. Use of protective fences, exclusion barriers and warning signs, where appropriate.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason. To protect biodiversity during construction by avoiding direct impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan.