

**Consultation Response from KC,
Ecology Unit**

2023/90024 George Hotel, St George's Square, Huddersfield, HD1 1JA

Partial demolition of a Listed Building to facilitate refurbishment and extension of the George Hotel to form a 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room) (within a Conservation Area)

Date Responded: 14/02/2023

Responding Officer: Gareth Hey

Responding Ref:

Assessment

An Ecological Impact Assessment and Biodiversity Net Gain assessment (EclA) report has been submitted with the application, which is welcomed. The report provides a comprehensive assessment of the site and the potential for the scheme to deliver a biodiversity net gain. Overall the site is of minimal ecological value, with a small patch of scrub in the northern section of the site providing heightened interest in the context of the site only, offering opportunities for nesting bird and invertebrates. However, as the scheme includes for works to the current areas of built form, with the inclusion of a green roof, a significant uplift in biodiversity is anticipated, over the current situation.

The biodiversity net gain assessment undertaken at the site calculates there will be a 15.80% net gain in habitats at the site. This ensures that the proposals can be brought forward, in line with national and local planning policy.

Overall, I have no objection to this scheme, subject to the following conditions, which will ensure that the recommendations laid out in the report can be placed on any approval.

Suggested Conditions

1. No site clearance works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately before the site 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 (as modified) and the requirements of section 15 of the National Planning Policy Framework.

2. Prior to commencement of development, an Ecological Design Strategy (EDS) to ensure that a 15.80% biodiversity net gain is achieved post-development shall be submitted to, and agreed in writing by, the Local Planning Authority. The submitted 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) Details on the protected species provisions at the site;
 - f) Type and source of materials to be used where appropriate, e.g. native species of local provenance;
 - 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; and
 - 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 provide an enhancement to biodiversity in line with LP30 and the requirements of section 15 of the National Planning Policy Framework.