

**Consultation Response from KC,
Ecology Unit**

2023/90668 Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR

Erection and operation of a single building comprising a Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being a replacement wind turbine, utility provision, drainage, access, hard and soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of the Sui Generis use.

Date Responded: 21/05/2024

Responding Officer: Gareth Hey

Responding Ref:

Following on from my previous comments, a number of documents have been submitted, that include:

- Amphibians Survey & Report (JCA, 19649c/JF);
- Otter and Water Vole Survey & Report (JCA, 19649f/JF)
- Bat emergence survey report (JCA, 19649e/JF)

The Amphibian Survey & Report details that eDNA surveys were carried out on one pond located within a 500m radius of the site. The eDNA survey determine that great crested newt are absent from this pond and as such, the proposed development will have no impact on this species group.

The otter and water vole survey undertaken on the southern boundary of the site indicates that both species are likely absent from the site and as such, it is anticipated there will be no impacts on this species group as a result of the proposed development.

The bat emergence survey report details that the survey did not record any use of the Buildings at the site by roosting bats, and as such, it is considered unlikely that the proposed development will result in impacts to this species group.

As detailed in my initial response, a Biodiversity Accounting Assessment (BAA) has been submitted with the application, which details that the Proposed Development will result in a net gain of +23.40 habitat units, equivalent to a net gain of +78.85%, and a net gain +11.40 hedgerow units, equivalent to a net gain of +477.82%. However, in light of discussions with LPA officers, this BAA needs updating to reflect most recent landscaping plans along with up-to-date details on the hedgerow planting around the boundaries of the site. However, this can be secured through an appropriately worded condition, as detailed below.

Given the above, I have no objection to this scheme, subject to the following conditions.

1. No development shall take place 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
 - b. Details of precautionary working methods for amphibians, reptiles, and hedgehog.
 - c. Identification of "biodiversity protection zones", where appropriate.
 - d. 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).
 - e. The location and timing of sensitive works to avoid harm to biodiversity features.
 - f. The times during construction when specialist ecologists need to be present on site to oversee works, where appropriate.

- g. Responsible persons and lines of communication.
- h. 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 preventing the spread of non-native plants, and to accord with Kirklees Local Plan Policy LP30.

- 2. No development shall commence until a Biodiversity Enhancement and Management Plan (BEMP). The plan shall demonstrate how a biodiversity net gain is to be achieved post-development (utilising most up to date biodiversity metric) and include details of the following:
 - a. Description and evaluation of features to be managed and enhanced;
 - b. Extent and location/area of proposed enhancement works on appropriate scale maps and plans;
 - c. Ecological trends and constraints on site that might influence management;
 - d. Aims and Objectives of management;
 - e. Appropriate management Actions for achieving Aims and Objectives;
 - f. An annual work programme (to cover an initial 5 year period capable of being rolled forward over a period of 30 years);
 - g. Details of the management body or organisation responsible for implementation of the BEMP;
 - h. Ongoing monitoring programme and remedial measures; and
 - i. The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years

The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery. The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP. The approved BEMP will be implemented in accordance with the approved details.

Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process.