Consultation Response from KC, Ecology Unit

2023/90766 232 , Bradford Road, Batley, WF17 6JD

Erection of single storey wrap-around extension

Date Responded: 07/11/2023
Responding Officer: Gareth Hey
Responding Ref:

A Preliminary Ecological Appraisal (PEA), Bat emergence report and Otter and Water Vole report have been submitted with the application, that provide updates to previously requested matters, broadly relating to the relation of the submitted information to the specific application, as opposed to the entire land holding of the applicant. From the submitted information, I have been able to undertake a full assessment of the potential ecological impacts relating to the proposed development.

The proposed development seeks to construct a single storey wrap around extension, to an existing warehouse structure. The proposed development will take place entirely on an existing area of hardstanding. However, the site is located directly adjacent to Batley Beck, therefore there is potential for the development to result in significant impacts to this ecologically sensitive habitat. However, it is recommended that a Construction Environmental Management Plan (CEMP: Biodiversity) can be secured, via condition, to ensure that appropriate mitigation measures precent significant adverse impacts on the adjacent beck.

The submitted bat, otter and water vole reports detail that these species are likely absent from the site and as such, there will be no impacts on these species groups.

Given the above, it is determined that the proposals can come forward in line with national and local planning policies pertinent to biodiversity and as such, I have no objection to this scheme.

1. No development shall take place (including 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.
   b. Identification of “biodiversity protection zones”, where appropriate, with particular reference to the adjacent Batley Beck.
   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 preventing the spread of non-native plants, and to accord with Kirklees Local Plan Policy LP30.

2. Prior to the commencement of development, a plan detailing the positioning, location and specification of two bat roosting features and two bird nesting features shall be submitted to

and approved in writing to the local authority. The bat boxes shall be installed on the proposed building, facing the Batley Beck, at least 4m from the ground in an uncluttered environment. They should be installed to the manufacturers specification and retained thereafter as detailed in the approved plans.

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