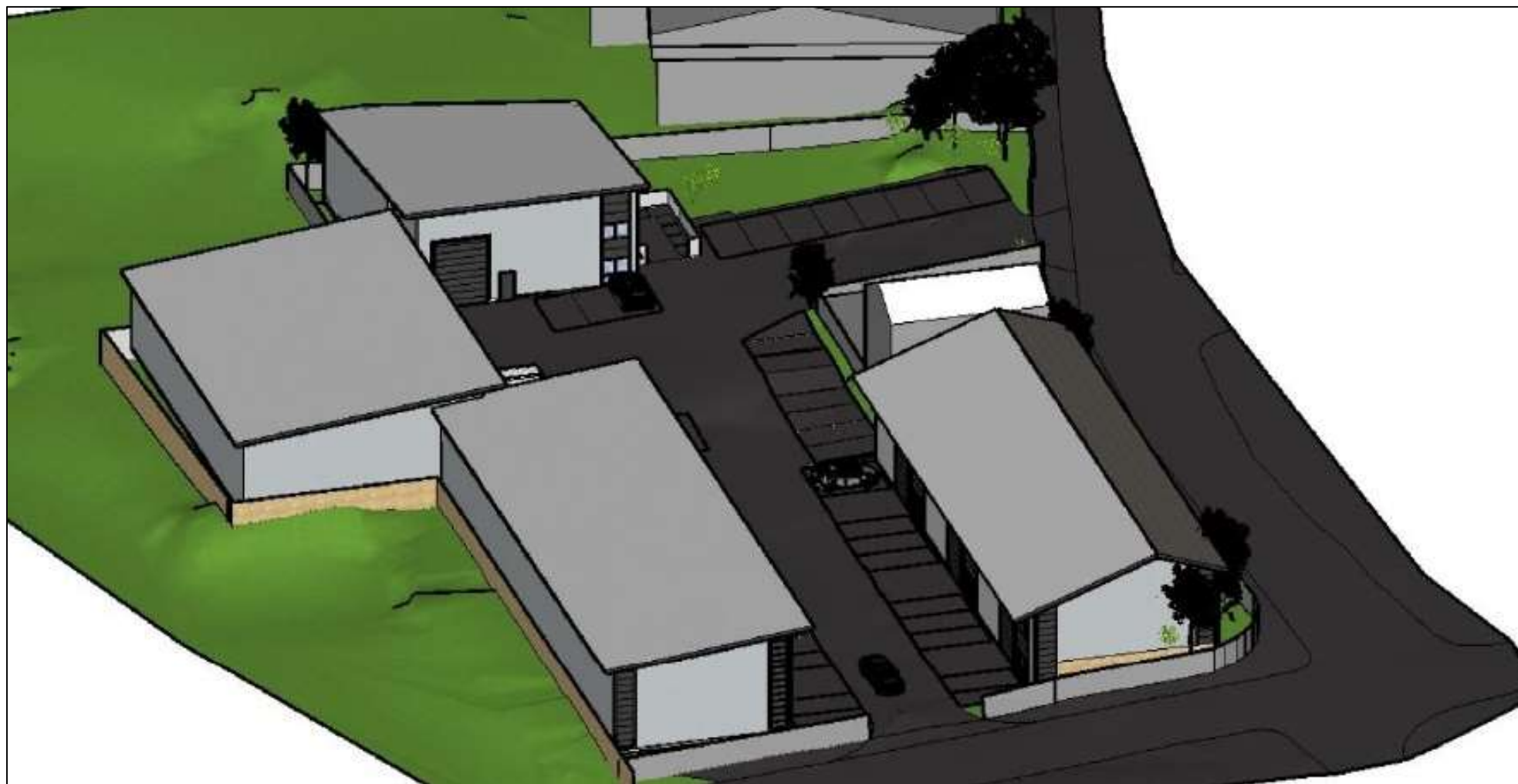


Land Adjacent to 60 Northgate,
Cleckheaton

Ecological Design Strategy

16th October 2023



Version

Document ref: MBE/ECO/2023/20/01				
Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	G Slack MCIEEM	P Middleton MCIEEM	G Slack MCIEEM	16 th October 2023

Prepared by:

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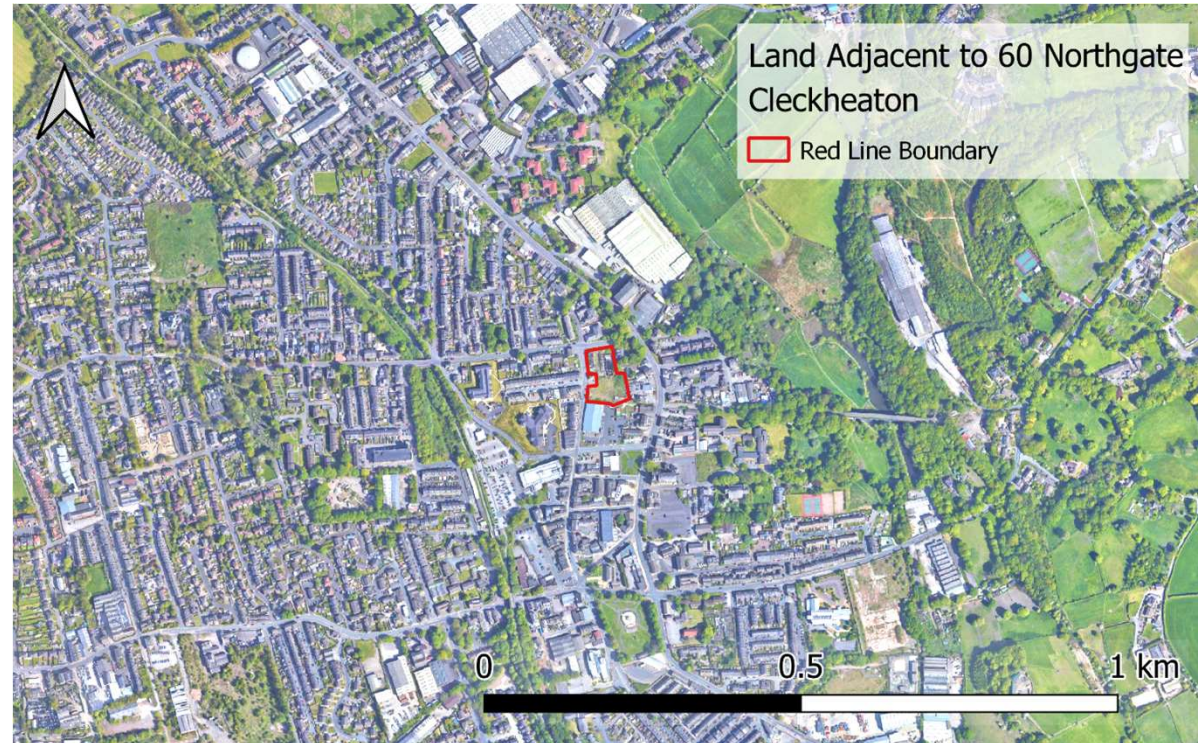
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Introduction



This document has been written to provide information intended to assist with the discharge of a planning condition associated with a Planning Permission (2022/62/91730/E) for the demolition of a former dairy/snooker centre/storage and the construction of nine light industrial units.

The site is located on Northgate in Cleckheaton. Ordnance Survey Grid Reference SE 19028 25647. The immediate surrounding area consists predominantly of the built environment, whilst woodland and countryside is present a short distance east. The location is shown in the above figure.

Responsibilities

The mitigation measures detailed in this document should not require a substantial amount of maintenance work. Where this is required, the responsibility will fall on the future property owners.

Planning Condition 23

Planning Permission Condition 23

Notwithstanding the plans hereby approved, prior commencement of development on the superstructures of the units, details for the provision of integrated bird boxes shall be submitted to and approved in writing by the Local Planning Authority. This should include details of the bat box type, location and quantity. The integrated bat boxes shall be provided prior to the occupation of the development and retained thereafter.

Reason: Given the site is adjacent to the swift alert area, this condition is required to mitigate the impacts on birds and biodiversity in accordance with Kirklees Local Plan Policy LP30, Chapter 15 of the National Planning Policy Framework and The Biodiversity Net Gain Supplementary Planning Document.

Previous survey work undertaken by Middleton Bell Ecology¹ recommended four wall integrated bat boxes (rather than swift boxes) provided within the proposed development. It is anticipated that the bat boxes are the most appropriate enhancement to provide and have been detailed in this document, however an additional two swift box locations have also been included to comply specifically with the wording of the planning permission.

1. MBE (2020) Scott Lane, Cleckheaton Bat Survey Report. Middleton Bell Ecology



Planning Condition 23

i. Provision of bat boxes.

To enhance the ecological value of the site the bat survey report suggested that four wall integrated bat boxes are included in the new units.

One bat box should be fitted to the east side of Plot B, and the west sides of Plot D, Plot H, and Plot I.



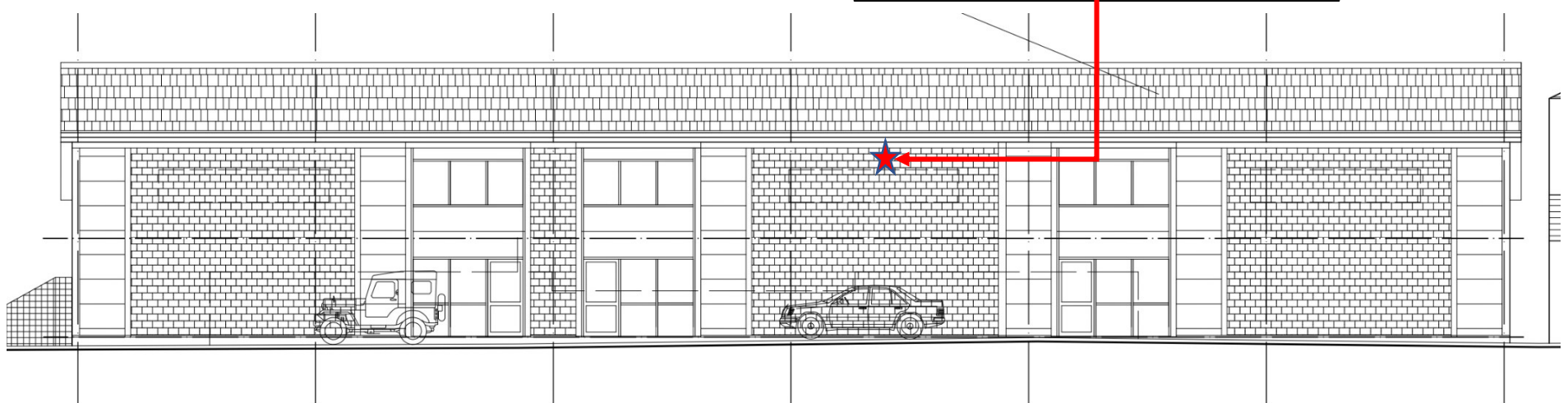
Planning Condition 23

i. Provision of bat boxes.

The bat boxes should be installed near the wall tops shown.

The bat boxes will be installed within the fabric of the buildings during the construction works.

The proposed location on Plot B is shown on the below elevation plan.



Plot A-C East Elevation

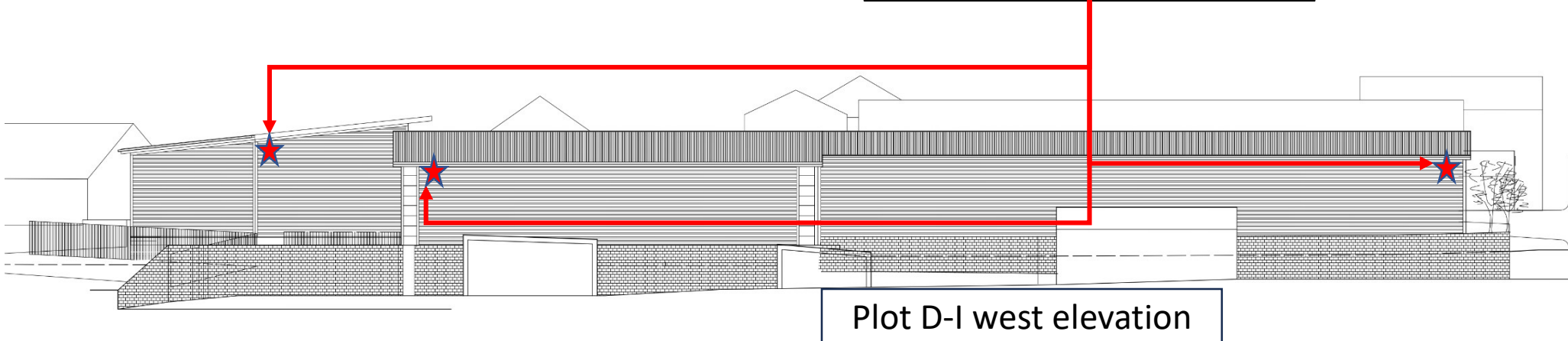
Planning Condition 23

i. Provision of bat boxes.

The bat boxes should be installed near the wall tops shown.

The bat boxes will be installed within the fabric of the buildings during the construction works.

The proposed locations on Plot D, Plot H and Plot I are shown on the below elevation plan.



Planning Condition 23 – provision of bird boxes

Bird Box

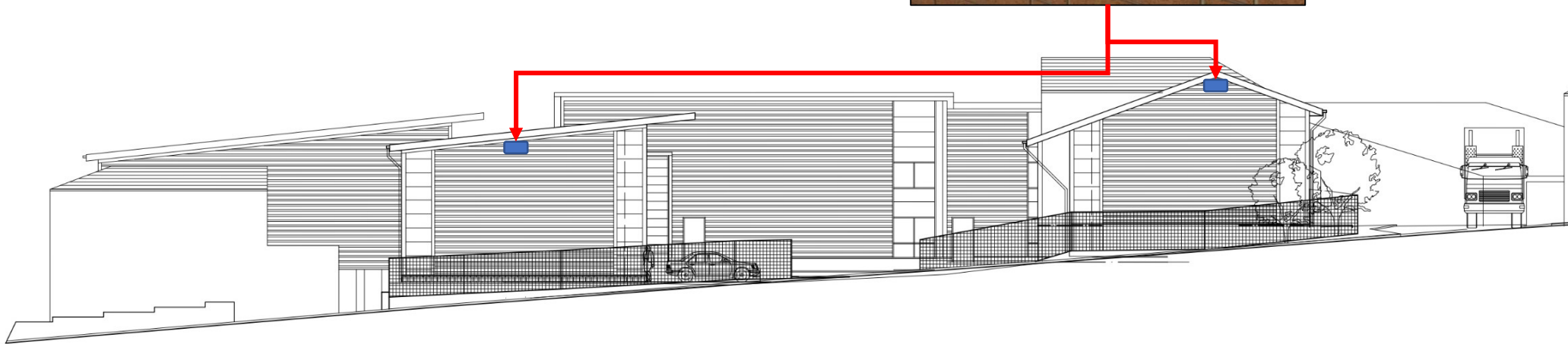
Two Manthorpe Swift Bricks should be built into the north elevation of Plots A and D.



Planning Condition 23 – provision of bird boxes

Bird Box

The Manthorpe Swift Bricks should be installed at wall top height or near the top of the gable as shown below.



Scott Lane Elevation

Ecological Design Strategy – Timing

Timing

The appropriate timing for each mitigation element covered in this EDS is shown in Table 1 below.

Table 1 - Development activities and timing		
Activity	Timing	Notes
Fitting of bat boxes	During construction	To be built into Plots B, D, H, and I (near the wall tops) during construction.
Fitting of bird boxes	During construction	To be built into Plots A and D (near the wall top, and the top of the gable) during construction.