



Construction Ecological Management Plan

30 Market Street, Huddersfield, HD1 2HG

Status	Issue	Name	Date
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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Ltd. was commissioned to produce a Construction Ecological Management Plan (CEMP) for Brighouse Market and Brighouse Town Centre, Brighouse, West Yorkshire HD6 1AQ (hereafter referred to as “the site”).

The CEMP is informed by a Preliminary Ecological Appraisal and Preliminary Roost Assessment (“PEA/PRA”; Arbtech Consulting Ltd, February 2024).

The CEMP is required to discharge a planning condition relating to planning application number 2023/62/93113 under Kirklees Council:

7. 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 and specifically to roosting bats, nesting birds and hedgehog.

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 preventing the spread of non-native plants, and to accord with Kirklees Local Plan Policy LP30.

1.2 Project Description

The development proposals are as follows: “change of use and alterations to form student living accommodation with ancillary concierge and communal facilities including roof extension and roof terrace”.

1.3 Site Description and Context

The site is located at National Grid Reference SE 14300 16549 and has an area of approximately 0.1ha comprising one on-site building and hardstanding. The site lies in the centre of Huddersfield. It is surrounded by built-up areas with some grassland and a few trees/tree lines in the nearby vicinity of the site. Gledholt Wood is located ~900m west of the site boundary. The wider landscape comprises scattered small and moderate-sized settlements (e.g., Halifax, Brighouse, and Dewsbury), with the larger settlement of Leeds to the northeast of the site. The Peak District National Park lies south of the site.

A site location plan is provided in Appendix 1 and the existing and proposed plans are shown in Appendices 2 and 3.

1.4 Scope of the Report

The information in Section 2 of this report outlines the findings of the previous ecology work on site; identifies biodiversity protection zones to be implemented during the works; details the precautionary measures that will be followed to avoid killing or injuring protected species, including timing restrictions, presence of an ECOW when necessary, use of protective fences, barriers and warning signs; identifies the parties responsible for implementing the CEMP; and specifies the monitoring/remedial requirements necessary to ensure the continued survival of protected species and habitats on the site.

2.0 Construction Ecological Management Plan

2.1 Informative

The CEMP should be strictly adhered to throughout the construction period, unless variations are agreed in writing by the Local Planning Authority (LPA).

The CEMP is an iterative document and may be superseded by any further findings on site. If at any time during the works, protected species are discovered, all works should cease, and further survey effort may be required in order to inform appropriate mitigation.

2.2 Risk Assessment of Potentially Damaging Construction Activities

Table 1 details the PEA/PRA (Arbtech, February 2024) findings, assesses the potential impacts of construction activity on these ecological receptors, and gives recommendations for practical measures (both physical measures, and sensitive working practices) to avoid, or reduce the impacts.

Table 1: Risk Assessment of Potentially Damaging Construction Activities *(Now superseded by Tables 2 and 3)*

Feature	Survey Results Summary	Impact Assessment	Recommendations	Biodiversity Enhancement Opportunities ¹
Designated sites	<p>There is one statutory site within 2km of the site, it being Gledholt Woods LNR located ~900m west from the site.</p> <p>There are three non-statutory sites within 2km of the site, the closest being Huddersfield Narrow Canal located ~460m south from the site.</p> <p>The site lies within the impact risk zone</p>	No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.	None.	None.

¹ The Local Planning Authority has a duty to ask for enhancements under the NPPF (2021).

	for the Dark Peak SSSI and South Pennine Moors SSSI and the proposed development is not listed as a possible high risk for these designations.			
Habitats and flora	<p>There are no notable habitats within the site, but priority deciduous woodland habitat is present within 2km of the site, with the closest located ~470m southwest from the site.</p> <p>Other habitats within the site are common and widespread and have low ecological value.</p> <p>Habitats on site comprise structures and hardstanding.</p> <p>No protected or notable plant species were recorded during the survey.</p>	<p>No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.</p> <p>The proposed development will result in the loss of <0.1ha developed land. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.</p>	Best practice measures to minimise the possibility of pollution must be implemented during construction.	<p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development:</p> <ul style="list-style-type: none"> • Installation of on-site planters with vegetation. • Installation of a green roof or green wall. <p>Species-specific enhancement opportunities are detailed later in this table.</p>
Amphibians	The site does not comprise any suitable GCN habitat and is disconnected	No impacts are anticipated on GCN, as a result of the proposed development as this species is considered to be absent from the site.	None.	The following habitat creation and enhancement opportunities could be

	from any suitable habitat and possible GCN breeding ponds. More common amphibians are also unlikely to use this site given the built-up nature of the site and lack of suitable habitats on-site.			incorporated into the proposed development which would be beneficial for amphibians: <ul style="list-style-type: none"> • Installation of on-site planters with vegetation.
Reptiles	The site does not comprise any suitable reptile habitat and is disconnected from any suitable habitat. It is highly unlikely reptiles will use this site or be found in the nearby vicinity of the site, due to the built-up nature of the site and surrounding areas.	No impacts are anticipated on reptiles as a result of the proposed development.	None.	None.
Roosting bats (B1)	B1 has low value for roosting bats, based on the suboptimal features present and built-up location of the site.	The proposed development will result in the upward extension of this building, including renovation and conversion works. This could result in damage/modification/destruction of any bat roosts present and could cause disturbance, death or injury to bats.	<p>Typically for low value buildings: One Bat Emergence Re-entry Survey (BERS) would need to be completed in line with guidance during the bat active season (optimal May to August, suboptimal September), to confirm the presence or likely absence of a bat roost in the building. This survey would be required to be undertaken during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid.</p> <p>If bat roosts are confirmed in the building, two additional surveys are usually required to inform</p>	To be confirmed within the BMP.

			<p>an EPSL application to Natural England. These surveys should be three weeks apart. The EPSL application requires that the surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.</p> <p>However, detection of roosts by a single BERS is low and is likely to be further limited due to restricted views of the building which may significantly reduce the reliability of BERS therefore a non-licensed Bat Mitigation Plan (BMP) may be a more appropriate approach to minimising the risk to bats.</p> <p>The BMP will include a pre-commencement inspection of the roof utilities level and basement including endoscopy of crevices/cavities, as well as the supervision of the removal of features by hand by a licensed bat consultant. The new roof will include bat boxes to replace any roost features which are lost during the upward extension. Roof works would be undertaken between November and March insofar as possible, when bats are least likely to be present. In the event bats or evidence of bats are found works would cease and advice sought from the licensed bat consultant regarding survey and licensing requirements.</p> <p>This will be detailed more fully in the BMP. This approach would need to be agreed with the Local Planning Authority (LPA) as it deviates from standard guidance.</p>	
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<p>Foraging and commuting bats</p>	<p>Nearby trees and grassland fragments could be used by local bat populations for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site.</p>	<p>The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.</p> <p>The proposed development may include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.</p>	<p>A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures:</p> <ul style="list-style-type: none"> • Light spill on to any vegetation should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. 	<p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:</p> <ul style="list-style-type: none"> • Planting of native trees, shrubs and hedgerows to increase foraging opportunities.
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			<ul style="list-style-type: none"> Wall lights and security lights will be 'dimnable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available. 	
Badger	The site does not comprise any suitable badger habitat and is disconnected from any suitable habitat. It is unlikely badgers will use this site or be found in the nearby vicinity of the site, due to the built-up nature of the site and surrounding areas.	No impacts are anticipated on badgers as a result of the proposed development.	None.	None.
Hazel dormouse	The site does not comprise any suitable hazel dormouse habitat. It is highly unlikely hazel dormice will use this site or be found in the nearby vicinity of the site as it is located outside of their known geographical range and lies within a densely built-up area.	No impacts are anticipated on hazel dormice as a result of the proposed development.	None.	None.

Hedgehog	The site does not comprise any suitable hedgehog habitat and is disconnected from any suitable habitat. However, it is possible hedgehogs will commute across this site or be found in the nearby vicinity of the site, due to their urban tolerance.	<0.1ha developed land will undergo works during construction. The modification of such habitats is likely to be inconsequential to local hedgehog populations owing to its low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.	A precautionary working method will be implemented during construction, including the following measures: <ul style="list-style-type: none"> Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. 	The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: <ul style="list-style-type: none"> Planting of vegetative areas within the site boundary.
Otter	The site does not comprise any suitable otter habitat and is disconnected from any suitable habitat. It is highly unlikely otters will use this site or be found in the nearby vicinity of the site, due to the built-up nature of the site and surrounding areas.	No impacts are anticipated on otters as a result of the proposed development.	None.	None.
Water vole	The site does not comprise any suitable water vole	No impacts are anticipated on water vole as a result of the proposed development.	None.	None.

	<p>habitat and is disconnected from any suitable habitat. It is highly unlikely water voles will use this site or be found in the nearby vicinity of the site, due to the built-up nature of the site and surrounding areas.</p>			
Birds	<p>There are opportunities for common nesting birds (e.g., pigeon), associated with the roof and basement of the on-site building.</p>	<p><0.1ha developed land will undergo works during construction. The modification of such habitats is likely to be inconsequential to local bird populations owing to its low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p>	<p>Works to the building should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p>	<p>The installation of four bird boxes at the site will provide additional nesting habitat for birds. The bird boxes will be installed on the on-site building (B1). Such as:</p> <ul style="list-style-type: none"> • Vivara Pro WoodStone Swift Nest Box • House Sparrow Terrace FSC Nest Box • Swallow Nest Bowl <p>Or similar alternative brand.</p> <p>General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from</p>

				<p>prevailing wind, rain and strong sunlight.</p> <p>Species-specific bird boxes should be installed in line with manufacturers specifications.</p>
Invertebrates	<p>The site does not comprise any suitable notable invertebrate habitat and is disconnected from any suitable habitat. More common invertebrates will use this site or be found in the nearby vicinity of the site, due to the built-up nature of the site and surrounding areas.</p>	<p>No impacts are anticipated on notable species or populations of invertebrates as a result of the proposed development.</p>	<p>None.</p>	<p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:</p> <ul style="list-style-type: none"> • Planting of pollinator friendly species. • Installation of a green roof or green wall.

2.3 Biodiversity Protection Zones

Biodiversity protection zones required on site during works are detailed in Table 2.

Table 2: Biodiversity Protection Zones

Ecological Receptor	PEA findings	Potential Impacts	Details of Biodiversity Protection Zone Required
Nesting Birds	No evidence, current or historic, of nesting birds was noted during the time of the survey	Active nests in the trees to the east, or along the watercourse to the south, could be destroyed during the development.	If <u>any</u> works are undertaken during bird nesting season (March to August inclusive), an Ecological Clerk of Works (ECoW) will undertake a close inspection of the building and adjacent vegetation within influencing distance of the development. If any active nests are found, the ECoW will designate a biodiversity protection zone around the nest, to ensure that the birds are not disturbed until the chicks have fledged. The size of the biodiversity protection zone will depend on the bird species in question and how sensitive they are judged to be to disturbance (e.g. noise from construction activities) but is likely to be at least 5m.

2.4. Mitigation and Wildlife Protection Measures to Avoid Impacts During Construction

Table 3 outlines a strategy for construction activities that will mitigate against harm to wildlife.

Table 3 – Mitigation and Wildlife Protection

Measure	Specification
Biodiversity Champion	<p>It is recommended that a Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion should be someone with significant influence during construction, such as the contract or project manager. The Development Biodiversity Champion is responsible for ensuring all actions outlined in this CEMP are implemented.</p> <p>Any queries with regards to the mitigation prescriptions should be addressed to the project ecologist and communication should be retained between the Development Biodiversity Champion and project ecologist or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist or ECoW of the commencement of construction works and provides updates where necessary.</p>
Timing of Works	<p>Construction activities will be restricted to the normal working day (7am-7pm).</p> <p>If <u>any</u> works are undertaken during bird nesting season (March to August inclusive), an Ecological Clerk of Works (ECoW) will undertake a close inspection of the building and any vegetation within influencing distance of the development. If any active nests are found, the ECoW will designate a biodiversity protection zone around the nest, to ensure that the birds are not disturbed until the chicks have fledged. The size of the biodiversity protection zone will depend on the bird species in question and how sensitive they are judged to be to disturbance (e.g. noise from construction activities) but is likely to be at least 5m.</p> <p>The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats.</p>
General Construction Activities	<p>Heras fencing (or similar) will be installed around the perimeter of the construction zone to prevent any vehicle or construction encroachment onto habitats / species of ecological value.</p> <p>Any machinery used should be made safe or temporarily fenced off when not in use.</p> <p>Storage of construction materials will be kept to a minimum. Where materials must be stored, they will be restricted to inert objects and located on hardstanding away from hedgerows, ponds, badger sett. Materials will be stored on pallets to discourage animals from using them as shelter. Skip or similar containers may also be used in place of piles on the ground.</p> <p>Trenches or open excavations will be covered at the end of each working day, or include a means of escape such as a sloping ramp for any animals that may fall in. Any temporarily exposed open pipe systems or ducts will be capped at the end of each working day in such a way as to prevent animals from gaining access.</p>

Lighting Plan	<p>A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures:</p> <ul style="list-style-type: none"> • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats. Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. <p>Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.</p>
Protected Species	<p>In the event that a bat, badger, GCN, otter, water vole, nesting bird, or other protected species is discovered during the development, all work must stop and the project ecologist or a suitably qualified ECOW must be contacted for further advice.</p>

2.5 Responsible Persons and Lines of Communication

The Biodiversity Champion is responsible for ensuring all actions outlined in this report are implemented. Any queries with regards to the mitigation prescriptions should be addressed to the project ecologist and communication should be retained between the Biodiversity Champion and Ecological Clerk of Work (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report.

It is recommended that the Biodiversity Champion informs the ECoW of the commencement of construction works and provides updates where necessary.

The applicant is advised that it is their responsibility under law to stop work and notify a suitably qualified ecologist immediately should any protected species be found.

2.6 Use of Protective Fences, Exclusion Barriers and Warning Signs

Exclusion barriers and warning signs may be required to block off any birds' nests from the development area, should work take place within the bird nesting season (and should a birds' nest be found within the zone of influence).

2.7 Maintenance and Monitoring

The developed site should be carefully monitored for the establishment of any invasive species; it is advised that the site managers check the vegetation on site twice a year.

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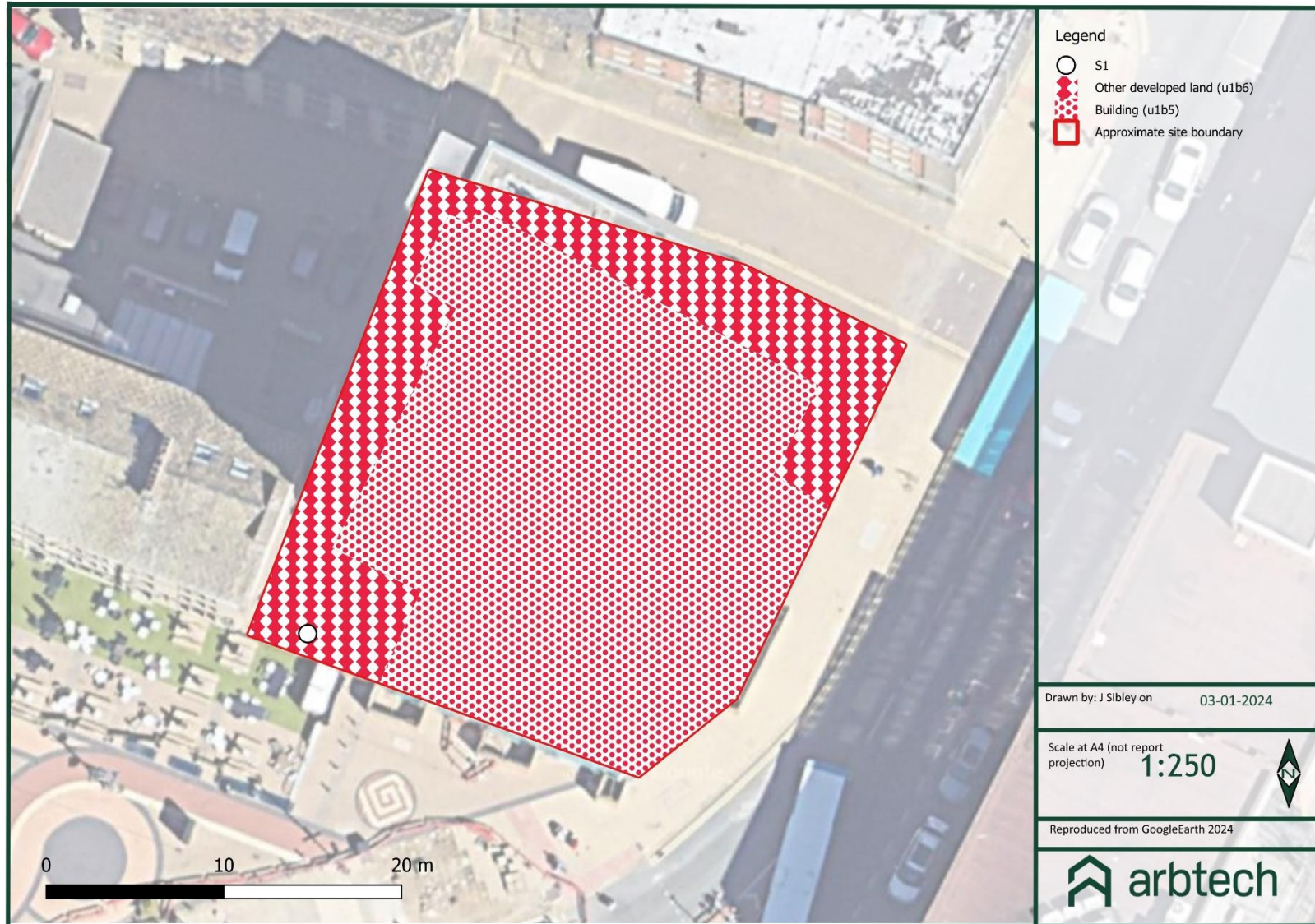
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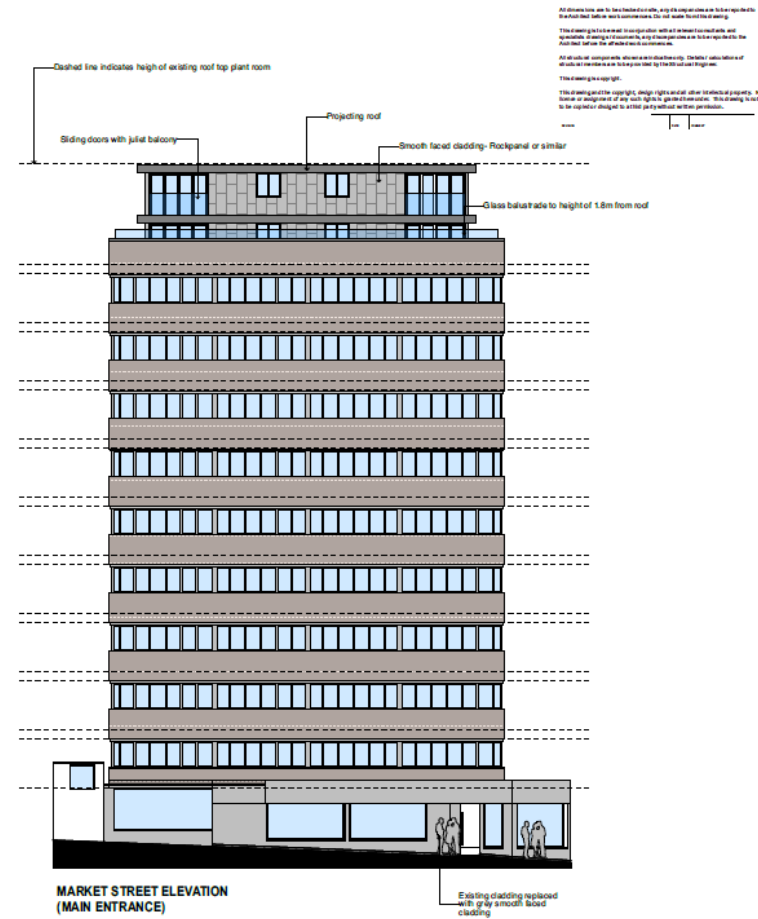
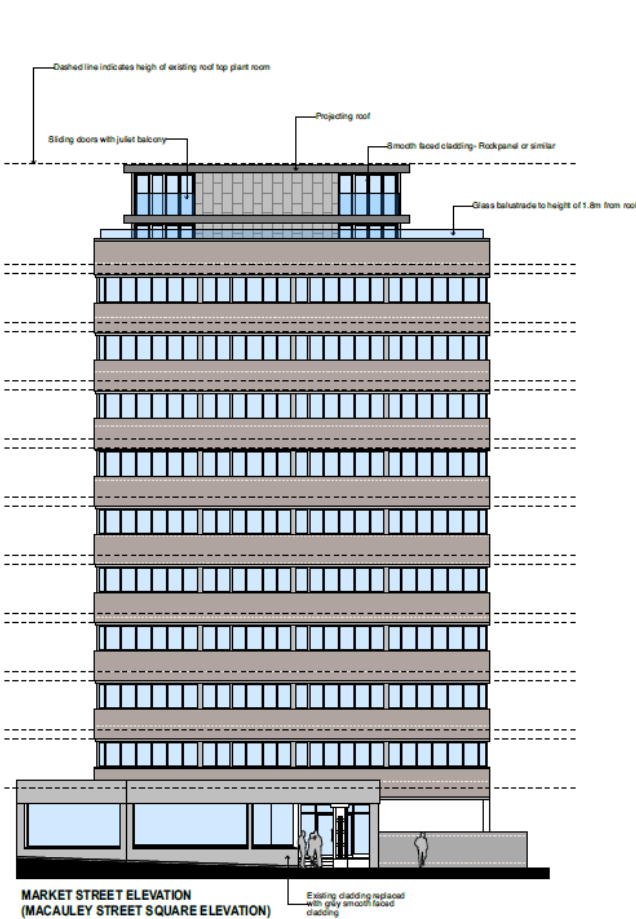
Appendix 1: Site Location Plan (Arbtech, January 2024)



Appendix 2: Existing Habitat Plan (Arbtech, January 2024)



Appendix 3: Proposed Development Plan (C49 Architecture, September 2023)



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30 MARKET STREET HUDDERSFIELD	N711-PT-010		
DRAWING INFO	SCALE	DATE	DRAWN BY
Drawings as Proposed	1:100	28/09/2023	J1