

PLANNING CONDITION 22: 2023/62/91408/W

**Project Name: New Build Care Home
21, Thomas Street, Lindley, Huddersfield**

Contract No: P10

Prepared By: Jason Cheung (Torsion Projects)

Date: 05th Feb 2024

Rev No: 1

1.0 Introduction

This proposal has been written in conjunction with Planning Condition 22 for the site contained within the Planning Permission for the site (Ref: 2023/62/91408/W, dated 18th December 2023) issued by Kirklees council.

Condition 22 states:

“No development shall take place until details of a scheme to eradicate invasive non-native species within the site has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to the development first being occupied.

Reason: To ensure invasive species are appropriately dealt with, in the interests of the biodiversity of the site and in accordance with Kirklees Local Plan Policy LP30, the National Planning Policy Framework Chapter 15 and Circular 06/2005 – Biodiversity/Geological Conservation.

This pre-commencement condition is necessary to ensure that details of invasive species eradication are agreed at an appropriate stage of the development process..”

2.0 Strategy

The strategy has been development in conjunction with Futures Ecology and BEK Enviro ltd, as outlined in the attached reports.

The removal of invasives will be in accordance with biosecurity measures under a specialist contractor. The appointed specialist contractor will excavate and remove all invasive species including all roots, seedlings, berries and stems.

Waste will should be chipped or burnt on site or removed to licensed landfill as controlled waste, by a registered / licensed contractor.


<p>GEO-ENVIRONMENTAL CONSULTING ENGINEERS</p> <p>Target notes cont.</p> <p>In the NW corner was a small area of cotoneaster spp. Certain species in the cotoneaster family are listed under Schedule 9 of the Wildlife and Countryside Act 1981 as an invasive non-native species. 3 species are present on the site, likely remnant garden/landscaping specimens. Entire-leaved cotoneaster sp. <i>C.integrifolius</i> (or similar) & two similar spp. of <i>C.simonsii</i>.</p>	 <p>Figure 4: TN2: Non-native shrubs in the NW corner of the site.</p>
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Figure 1:
Extract from page 9 – BEK Enviro - Preliminary Ecological Appraisal & Potential Bat Roost Survey, May 2023

Appendix 1 – Futures Ecology - Ecological Design Strategy, Feb 2024

Appendix 2 – BEK Enviro - Preliminary Ecological Appraisal & Potential Bat Roost Survey, May 2023