

From: ENVU Biodiversity and Land Use
Sent: 10 June 2025 08:14
To: Planning ContactCentre
Cc: Nicole Helliwell
Subject: 2024/91934 at location 11, Wood Street, Skelmanthorpe, Huddersfield, HD8 9BN

Hi There,

Please see updated commentary below.

On-site species and habitats

The bat survey report (May 2024), which can be accepted as a Preliminary Bat Roost Assessment, is reasonable and acceptable.

There was a recommendation for an emergence survey for Building 1. The bat survey report (May 2025) has now been provided and confirms that there is a common pipistrelle summer day roost. As a result, a Natural EPS licence is required.

BNG

A Biodiversity Net Gain Assessment has been provided; however, this assessment shows a net loss of 0.55 biodiversity (habitat) units on-site. At least 0.78 habitat units is required to achieve 10% net gain. The report shows no plan to make up for the shortfall.

In the report and metric, it is noted that a non-significant (<0.5 biodiversity units) onsite net gain of 0.08 hedgerow units. This does therefore not need to be secured for 30 years but could be secured by a simple landscaping condition, if appropriate, to ensure it is provided and maintained for an aftercare period.

As for the shortfall - we recommend the applicant provides at least an outline of the intended route to achieving off-site net gain.

It would be good to have this information in advance of a planning decision because, if offsite gain is required, it will need to be secured with a section 106 agreement. If a section 106 agreement is needed, we recommend the applicant provides sufficient information for the heads of terms of an agreement prior to determination of the application

In addition to the information already provided, this information would comprise:

- A plan that follows the UK Habitat Classification showing the spatial locations of the habitats represented in the enhancement and/or creation tabs of the biodiversity metric (i.e. the target habitats).
- The georeferenced spatial data used to create both above plans (in either .shp or .gpkg format) and written permission to share this data with West Yorkshire Ecological Services.
- A 30-year Habitat Management and Monitoring Plan (HMMP)

Suggested Conditions

Bats

Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost.

Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

No works are to commence without the council first receiving a copy of the European Protected Species (EPS) licence and mitigation method statement.

Reason: For the LPA to discharge its duties as a competent authority under The Conservation of Habitats and Species Regulations 2017 (as amended) in relation to European Protected Species.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

Enhancements

A Biodiversity Enhancement Management Plan must be provided to the LPA prior to the commencement of works on-site. It must include the following items that will be installed post development:

- 1no. bat boxes
- 1no. bird boxes

Reason: In the interests of biodiversity and in accordance with Policy LP30 and NPPF15

Hope this helps.

Many thanks,

Katie

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