Sent: 03 June 2025 12:50

Subject: 2024/93420 at location adj, 330a, Leymoor Road, Golcar, Huddersfield, HD7 4QL

Please see my ecological comments below:
Further considerations and suggested conditions can be provided once all queries are resolved.

Preliminary Ecological Appraisal
The Preliminary Ecological Appraisal is reasonable and acceptable. There are recommendations for pollution prevention, amphibians, badgers, bats, birds, and invasive species. These can be covered by a CEMP condition.

Biodiversity net gain
The BNG reports that a net loss will occur on the site after works. As a result, we cannot accept this.
A gain plan for this application must present a viable proposal for achieving net gain. As this may involve more on-site land than currently allocated within the red line, it is recommended that the proposal is reconsidered prior to determination of the application. This is to ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Suggested Conditions

Habitats / Species

A condition for a CEMP: Biodiversity (Construction Environment Management Plan) is advised, e.g.
No works 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) Summary of potentially damaging activities
b) Identification of "biodiversity protection zones"
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these 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.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity 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: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG
BNG conditions to be confirmed once an updated proposal for achieving net gain is provided.

Many thanks,

Katie
Ecology Team

Planning and Development Service
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