30th January 2025

Development Management
Kirklees Council
Civic Centre III
Huddersfield
HD1 2TG

To Whom it May Concern.

Discharge of condition application regarding discharge of conditions 16 (Ecological Design Strategy) and 18 (Habitat Management Plan) attached to planning permission reference 2024/70/90257/W at Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

This cover letter has been submitted as part of an application to discharge conditions 16 (Ecological Design Strategy) and 18 (Habitat Management Plan) attached to planning permission reference 2024/70/90257/W of the approved development and should be read in conjunction with the following support documents:

- Ecological Design Strategy and Habitat Management Plan
- BNG Phase 1 Metric

This submission solely relates to this component of the overall scheme (i.e. the proposed food hall, new library and associated public realm).

Condition 16 (Ecological Design Strategy)

The wording of condition 16 reads as follows:

"16. Prior to development commencing, an Ecological Design Strategy (EDS) to ensure that a biodiversity net gain is achieved where possible within each component part and at the point of post-development completion, shall be submitted to, and agreed in writing by, the Local Planning Authority. The EDS shall be in broad accordance with the principles of the Biodiversity Metric 3.0 calculations as received by the Local Planning Authority on 04/10/2022, as agreed in principle with the Local Planning Authority prior to determination and shall provide a minimum of a 10% net gain (noting the developments objective to achieve a minimum of 50% net gain) in habitat units post-development. The EDS shall include the following:

- *Purpose and conservation objectives for the proposed works;*
- *Review of site potential and constraints for each component part;*
- *Detailed design(s) and/or working method(s) to achieve stated objectives for each component part;*
- *Extent and location/area of proposed works within each component part on appropriate scale maps and plans;*

- *Type and source of materials to be used where appropriate, e.g. native species of local provenance, within each component part;*
- *Type and location of a minimum of 10 Swift boxes with the overall development.*
- *Persons responsible for implementing the works;*
- *Details of initial aftercare and long-term maintenance;*
- *Details for monitoring for each component part and (where the results from monitoring show that conservation aims and objectives of the EDS are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain;*
- *Details for disposal of any wastes arising from works; and*
- *Any subsequent changes to the proposed landscape design for any component part should be assessed using the Biodiversity Metric to ensure the BNG target continues to be met.*

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To protect biodiversity during construction by avoiding direst impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that details relating to biodiversity are agreed at an appropriate stage of the development process."

Condition 18 (Habitat Management Plan)

The wording of condition 18 reads as follows:

"*18. A habitat management plan for each component part, or parts (as referred to in condition 3) shall be implemented and all retained and newly created habitats on site to ensure they are appropriately managed and can achieve the target condition specified.*

Reason: To protect biodiversity during construction by avoiding direct impacts to protected species, and to accord with Policy LP30 of the Kirklees Local Plan."

Support Documentation Submitted as part of Discharge of Condition Application

The Ecological Design Strategy and Habitat Management Plan document has been submitted in support of this discharge of condition application setting out details of biodiversity protection during construction, safeguarding long-term conservation value and sustainable management of habitats enhanced and created as part of the scheme. It also contains a phase 1 masterplan (a live document) updated when future phases in the masterplan come forward incorporating additional landscaping plans which will contribute to the Biodiversity Net Gain (BNG) Assessment. Phase 1 delivers 053 habitat units, which means that there is a minimum of 2.02 habitat units to be delivered by the remaining project phases to achieve 10% net gain which was identified as part of the baseline assessment. Phase 1 of the development includes enhancing 'modified grassland' and creating 'vegetated garden' and 'urban tree' habitats, as defined by the Biodiversity Net Gain Metric 3.0, which was used for the initial planning application. These habitats require specific and

considered management to ensure their long-term aesthetic value and benefit for biodiversity is maintained. This document outlines guidance for best practice of habitat management for these habitat types, including the type and frequency of practices required.

We trust that the documents that accompany this application sufficiently address the requirements of discharging Conditions 16 (Ecological Design Strategy) and 18 (Habitat Management Plan) attached to planning permission reference 2024/70/90257/W. If you have any queries or require further information, do not hesitate to contact me.

Yours Sincerely

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