

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 27 May 2025 12:58
To: Planning ContactCentre
Subject: 2025/90621 at location Westborough WMC, Brunswick Street, Westborough, Dewsbury, WF13 4ND

Please see ecological commentary below.

Designations

No issue

Onsite habitats and species

There appears to be a mature tree in the southwest corner of the site. A tree protection plan should be provided to ensure a little disturbance to it as possible.

No other issues have been noted as the site is mainly hardstanding.

BNG

The proposed development appears to be on an area of original hardstanding. As a result, Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Should any other information come to life, I am happy to review.

Suggested conditions

Tree protection

A Hedgerow and Tree Protection Plan detailing measures for the protection of trees and hedgerows during the works will be submitted to and approved by the LPA prior to the commencement of works on site, including site clearance and delivery of materials.

Hedgerow and tree protection measures will include temporary fencing for the protection of hedgerows in accordance with BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations. Any alternative fencing type or position not in accordance with BS 5837:2012 will be agreed in writing by the LPA prior to the start of development.

The root protection fencing will define the works exclusion zone around hedgerows and trees. Activities liable to be harmful to hedgerows and trees are prohibited within this exclusion zone, unless agreed in writing with the LPA. The approved hedgerow and tree protection measures will remain in place until the completion of development or unless otherwise agreed in writing with the LPA.

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

Should there be any further information to review please do let me know.

Many thanks,
Katie

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