

Sent: 03 June 2025 14:52

Subject: RE: 2025/90655 at location The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Please see comments below:

Designations

No issue

Onsite habitats and species

The Preliminary Ecological Appraisal report is reasonable and acceptable. There are recommendations for the following:

- Emergence/re-entry Bat Surveys between May – August

Further recommendations have been added to the report, which can be covered by a CEMP.

- Reasonable Avoidance Measures (RAMs) for reptiles as well as considerations for common amphibians.
- Vegetation clearance to occur outside nesting bird season or a nesting bird check between February to September.
- Precautionary Working Methods (PWMs) for badger and hedgehog.

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

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.

Bats

The bat emergence surveys must be completed within the bat survey season (1st May to 31st August inclusive).

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.

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.

Hope this helps.

Many thanks,

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