

From: ENVU Biodiversity and Land Use
Sent: 21 May 2025 09:07
To: Planning ContactCentre
Subject: 2025/90949 at location Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0PF

Hi There,

Please see commentary below.

Designations

No issue

Onsite habitats and species

The Preliminary Ecological Appraisal (with BNG Assessment) is reasonable and acceptable.

- The site is within a West Yorkshire Wildlife Habitat Area, with Priority Habitat Inventory. It shows in the proposed habitat map that this will not be disturbed during works. A tree protection plan will be conditioned to ensure this.
- The report also refers to a Bat Survey and Assessment from 2023 – no bats were found roosting in the building; however, the possibility of encountering bats could not be eliminated, and reasonable avoidance measures were recommended, which will be conditioned.
- The report also refers to a GCN Risk Assessment from 2023 – this concluded that unlikely that GCN would be encountered during the demolition of the buildings and that a Natural England Licence would not be required for the building demolition. However, a Reasonable Avoidance Measures Method Statement and supervised by a suitably qualified ecologist was recommended, which will be conditioned.
- Construction and habitat works are to take place in areas suitable for reptiles, hedgehogs, birds, and badgers and so a Protected Species Method Statement, which will be conditioned as part of a CEMP.
- An artificial lighting strategy condition will also be added.

BNG

The excel format of the metric will need to be provided before further commentary is provided.

Suggested conditions

To be confirmed once the excel format of the BNG metric is provided.

Many thanks,
Katie

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL

