

**Consultation Response from KC,
Ecology Unit**
2025/90956 Moorlands Cricket Club, Mirfield Memorial Park, Huddersfield Road, Mirfield, WF14 8AE
Erection of two storey side extension, single storey front/rear extension, first floor balcony and associated alterations
Date Responded: 30/06/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2606/83

Good afternoon,

I have reviewed the Bat Survey Report (John Gardener, June 2026) and I am satisfied with the information contained within. The report states that no bats were recorded emerging from the building, and only a small amount of bat activity was recorded, limited to Pipistrelle foraging over trees to the northeast of the site. These trees are to be retained as part of the proposals. The mitigation and enhancement measures included in Section 11 of the report should also be secured as part of any consent.

As mentioned in the previous KC Ecology response dated 28th April 2026, this development will be required to demonstrate Biodiversity Net Gain and metric provided by Elliot Cooper, March 2026 shows this will be achieved onsite. The statutory Biodiversity Net Gain Plan condition will apply to this development, and the enhancements should be secured via a condition such as a Habitat Management and Monitoring Plan.

Recommended conditions
Lighting strategy

No works are to commence unless a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), has been drafted and agreed with the council. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.

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

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

Habitat Management and Monitoring Plan – for onsite habitats created

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Notice in writing shall be given to the Council when the:
 - a) HMMP has been implemented; and
 - b) habitat creation and enhancement work as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

We also recommend a draft biodiversity gain plan is submitted.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Biodiversity Net Gain Informative

This development is required to demonstrate a 10% Net Gain for Biodiversity and will be required to submit a Biodiversity Net Gain Plan at discharge of conditions stage. The Biodiversity Net Gain informative should be included in any decision notice.

Breeding bird informative

In accordance with Wildlife and Countryside Act 1981 it is an offence to intentionally kill, injure, or take any wild bird, or to damage or destroy their active nests. In addition, certain species are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Therefore, the removal of vegetation should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).