Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 14 August 2025 08:53
To: Planning ContactCentre
Cc: Jillian Rann
Subject: 2025/91122 at location Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT

Designations
On the opposite site of the canal there is an LNR, which will highly unlikely be impacted during the development. Therefore, no issues are considered.

Onsite habitats and species
The bat survey report for 2025 has been reviewed.
Building B and Building F were confirmed to have day roosts for bats. As a result, a Natural England EPS licence and appropriate mitigation method statement will be required.
Buildings C, D, D1, E, G and O were noted to not have any bat roosts observed. As a roost for these buildings cannot be completely rules out, a PWMS will be conditioned.
Nesting swifts were notes during the surveys. Peregrines were also noted to nest on the site. An informative will be provided for this. Enhancements for swift boxes will also be added.

BNG
As the site is originally on hardstanding, and the area of the canal with a small amount of habitat is to be impacted, resulting in the de minimis argument – the application is considered exempt form BNG

Suggested conditioned

Bats – Buildings B and F
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.
No works are to commence without the council first receiving a copy of the European Protected Species (EPS) licence and mitigation method statement.
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.
Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

PWMS - Buildings C, D, D1, E, G and O
A condition for the provision of a detailed Precautionary Working Method Statement (PWMS) is advised, e.g. Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, attendance of an ECoW (Ecological Clerk of Works) as required, and careful hand stripping around potential bat roosting features.
In the event of encountering a bat, all work must cease until the ecological clerk of works and Natural England are contacted for advice on the best way to proceed lawfully. All contractors working on site should be made aware of this advice and provided with the contact details of the ecological clerk of works.

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

Pollution prevention measures

A CEMP must include the following specific plans / documents:

- Pollution Prevention Plan for the watercourse (using good practice guidance such as CIRIA C532)

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

Enhancements

A Biodiversity Enhancement Management Plan must be provided to the LPA prior to the commencement of works on-site. It must include the following items that will be installed post development:

- 6no swift boxes

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

Informatives

Birds

All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, 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).

Many thanks,
Katie

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