

Sent: 05 March 2026 12:46

Subject: 2025/91127 at location Oxford Grange, 30, Oxford Road, Dewsbury, WF13 4LL

Please see ecological commentary below:

Onsite habitats and species

A Preliminary Ecological Appraisal and Roost Assessment report (Arbtech, October 2025) has been provided: The site consists of hardstanding, bare ground, broadleaved woodland, grassland, bramble scrub, mortared walls and wood panel fencing, and scattered trees.

- Trees – protection measures should be provided for retained trees.
- Invasive species – Sch 9 listed Rhododendron was observed onsite, Management / removal measures will be conditioned.
- Bats
 - o The building (B1) is considered to have high potential for roosting bats. 3no presence / absence surveys are required prior to determination to understand what kind of bat roost may be present.
 - o The site - Habitats recorded on-site are assessed to provide foraging and commuting opportunities for bats in the form of a woodland, scrub, grassland, shrubbery, and scattered trees. These habitats collectively are of moderate value for local foraging and commuting bats.
 - o Trees: On-site trees were not inspected for roost features given the high number, however, could contain suitable roost features. In the event of any pruning or felling, the trees due to be impacted should be subject to separate Ground Level Tree Assessment (GLTA)
- Birds – Features onsite offer potential for nesting birds. A condition to limit works to outside the bird nesting season is to be included.
- Reptiles / GCN / Amphibians– the site offers some connectivity for reptiles, GCN, and amphibians. As a result, a Precautionary Working Method Statement will be required.
- Enhancements for invertebrates, birds, bats, reptiles, amphibians, hedgehogs, and biodiversity

BNG

The BNG statutory metric (excel format) has not been provided, and so the calcs cannot be validated. No further commentary can be made until this information is provided.

Suggested conditions

BNG condition to be provided once statutory metric reviewed
Bat surveys and GLTA to be completed prior to determination.

Birds

No removal of trees that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

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

Invasive species

No works shall commence on-site prior to the completion of an invasive species survey and appropriate removal and / or management plan and agreed in writing with the council. The survey must be undertaken at the optimal time of year; between May and September.

Schedule 9 of the Wildlife and Countryside Act 1981 lists non-native species that are considered harmful to native biodiversity and habitats in the UK. It is illegal to release, plant, or allow these species to grow in the wild.

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

PWMS - reptiles

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 reptiles and amphibians shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to reptiles and amphibians, 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 search around potential reptiles and amphibians features.

In the event of encountering a reptiles or amphibians, 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).

Ecological Design Strategy / BEMP – for invertebrates, birds, bats, reptiles, amphibians, hedgehogs, and biodiversity

No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a. Purpose and nature conservation objectives for the proposed works.
- b. Review of site potential and constraints.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives.
- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance.
- i. Details for monitoring and remedial measures.
- j. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.

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

Many thanks, Katie

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