

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 12 May 2025 12:40
To: Planning ContactCentre
Cc: Jillian Rann
Subject: 2025/91147 at location George Hotel, St George's Square, Huddersfield, HD1 1JA

Please see ecological thoughts below.

Designations

No issue.

Onsite habitats and Species

The building itself appears to be in a good state, and the site is surrounded by hardstanding. It is unlikely that ecological features would be of much concern. The site in the centre of built-up Huddersfield and so does not have good connectivity to any surrounding habitats.

I will add an informative for bats and birds, but I don't believe at this point in time that any further assessment is required.

BNG

The site is 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).

Informatives

Bats

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.

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).

Hope this helps.

Many thanks,

Katie
Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration