

Sent: 21 August 2025 09:02

Subject: 2025/91479 at location Rear of, 20, Halifax Road, Staincliffe, Batley, WF17 7BH

Please find ecological commentary below:

Designations

No issue

Onsite habitats and species

The Preliminary Ecological Assessment is reasonable and acceptable.

There are recommendations for birds, hedgehogs, amphibians, and reptiles, which can be covered by a CEMP. Enhancements for bats, birds, planting for greenspace, and hedgehogs will also be conditioned.

BNG

The site is 1332m² and does not consist of hardstanding. Therefore, BNG is applicable as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Baseline calculation are yet to be provided and so minimum requirements have not yet been met.

Suggested conditions

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

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:

- 2no bat boxes
- 2no bird boxes
- Small holes within fences (and other mechanisms) for hedgehogs' mobility.

- A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value

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

BNG conditions to be provided once initial information provided and reviewed.

Many thanks,
Katie

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