

Sent: 11 August 2025 11:54

Subject: 2025/91965 at location land at, Gelderd Road, Birstall, Batley, WF17 9LS

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

A Preliminary Ecological Appraisal has been provided; however, we do have a few queries on it:
Referring to bats – which version of Collins, Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) was referred to in the June 2025 updated report?
The report indicates that assessments for bats oscillates between 2016 and 2025. Please can there be certainty on whether due process took place with the most updated advice?

Once this is addressed:

Please see the below:

- Green infrastructure – The has a number of trees, which are beneficial for wildlife. A tree protection plan is to be conditioned, along with pollution prevention measures to the trees to be provided within the CEMP.
- Bats – The PEA mentions that the building onsite was considered to have moderate potential for roosting bats. Bat emergence surveys were conducted in 2023, and it was observed that roosting bats were likely absent. Precautionary working methods are recommended. As surveys has not been updated a PWMS will be conditioned. Lighting conditions will also be added.
- Badgers – the site offers limited opportunity for badgers with regards to foraging and sett creation. However, local data information shows that the site is an area of high probability for badgers; therefore, precautionary measures will be added as part of the CEMP.
- There are further recommendations for birds, bats, GCN, hedgehog, and common toad.
- Invasive species (cotonester) has been observed onsite. An appropriate surveys and removal / management plan will be conditioned.

BNG

Please can the excel format of the metric be provided prior to further commentary.

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.

The CEMP must also include the following specific plans / documents:

- Pollution prevention measures for the trees on the site.

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

PWMS

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).

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

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.

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).

BNG conditions will be considered once excel format of metric is provided.

Many thanks,
Katie

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