

**Sent:** 16 September 2025 09:58

**Subject:** 2025/92443 at location Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY

Please see ecological commentary below:

### **Designations**

No issue

### **Onsite habitats and species**

The initial PEA confirmed that the site had low potential for roosting bats.

An emergence survey was conducted, and no bats were observed to be present in the building (nor emerging from the building). As a result, it is noted that bats are highly unlikely roosting in the building.

Nesting birds are a noted concern. An informative will be provided for this.

### **BNG**

The site is predominantly hardstanding, and no vegetation is to be removed. As a result, Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know.

### **Suggested conditions**

#### 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

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