

## DC Admin

---

**From:** ENVU Biodiversity and Land Use  
**Sent:** 16 December 2025 11:07  
**To:** Planning ContactCentre  
**Subject:** 2025/92634 at location 274, Cumberworth Lane, Denby Dale, Huddersfield, HD8 8QS  
**Attachments:** 3F387519D72711F0B71B60A5E2F3245A.xlsm

Please see ecological commentary below:

### Designations

No issue

### Onsite habitats and species

An Ecological Impact Assessment has been provided, which included a bat survey that confirmed no bats were roosting in the buildings.

There are recommendations for bats, birds, and amphibians have been provided, which can be covered by a CEMP.

### BNG

The current BNG metric provided, again, mentions that there are Input Errors/rule breaks in the metric.

As a result, the calcs cannot be validated.

Further information is required from the applicant.

### Suggested conditions

BNG Conditions tbc once updates provided.

#### 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**

Many thanks,

Katie

Ecology Team  
Planning and Development Service  
Place Directorate – Skills and Regeneration  
PO Box 1720,  
Huddersfield,  
HD1 9EL