

**Sent:** 16 February 2026 15:07

**Subject:** 2025/92656 at location rear of, 17, Manor Way, Staincliffe, Batley, WF17 7BX

Please see updated ecological commentary below:

### **Designations**

No issue

### **Onsite habitats and species**

The site consists of grassland, hardstanding, derelict land, and scattered trees.

An in-date Ecological Impact Assessment has been provided.

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- Bats – the site has no confirmed roost features and limited foraging/commuting suitability. Recommendations to avoid impact have been provided and will be added to the CEMP. A lighting strategy will also be conditioned.
- Birds – the site has low opportunities for nesting birds. Some precautionary measures have been recommended, which will be added to a CEMP.
- Reptiles / amphibians – the site is considered to have low suitability for reptiles and amphibians. Recommendations to avoid impact have been provided and will be added to the CEMP.
- Hedgehogs – the site is considered to have suitability for hedgehogs. Recommendations to avoid impact have been provided and will be added to the CEMP.
- Recommendations for enhancement for bats, birds, reptiles, amphibians, and small mammals have been provided.

### **BNG**

An excel format of the statutory metric has not been provided and so the baseline calcs cannot be validated. Further commentary will be provided once this is resolved.

### **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**

#### 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**

#### Ecological Design Strategy / BEMP

No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a. Purpose and nature conservation objectives for the proposed works.
- b. Review of site potential and constraints.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives.
- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance.
- i. Details for monitoring and remedial measures.
- j. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.

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

Many thanks,  
Katie

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