

Sent: 09 March 2026 10:44

Subject: RE: 2025/92795 - adj, 41, Ashbrow Road,

Please see ecological commentary below:

Designations

- Sir John Ramsden Canal LWS is located c.705m from the site.
- The Site is located almost entirely within the Kirklees WHN.
- Priority Habitat 0 deciduous woodland is 10m northwest of the site.
- Priority Habitat - No main habitat but additional habitats present is on the site - Given that the parcel of no main habitat HPI lies between two parcels of deciduous woodland HPI, and that the Site is within the Kirklees Wildlife Habitat Network, it is considered likely that this parcel relates to potential connectivity to contribute to the ecological network. It is considered that corridors of movement for wildlife will be retained through the Site.

Onsite habitats and species

The site consists of hardstanding, shrub, bramble scrub, vegetated garden, broadleaved woodland, poor semi-improved grassland, amenity grassland, ornamental hedgerow, and individual trees. The bramble scrub, woodland, and individual trees on-site have inherent nature conservation value. It is intended that these habitats will be retained and buffered within the development where possible. Protection measures will be conditioned. Lighting conditions will also be added.

- Invasive species – Sch 1 listed species yellow archangel was observed onsite.

- Bats –
 - Three trees (T1-T3) were classified as having bat roosting features and so further investigation is advised. Should these trees be impacted by works onsite, further assessment surveys, and potential presence / absence surveys will need to be conducted prior to determination. As a result, certainty will need to be provided – for now, these trees will be added in for tree protection conditions.
 - The woodland, scrub, introduced shrub, trees, and hedgerow on-site, and the treeline directly offsite (within the blue line land), provide potential foraging and commuting resources for local bat populations, although overall limited in extent given the small size of the Site.
- GCN - The woodland, scrub, introduced shrub, poor semi-improved grassland, trees, and hedgerow on-site, and the treeline directly offsite (within the blue line land), provide suitable terrestrial habitat for GCN. Two waterbodies, four ditches, and two watercourses (Blackhouse Dike and Allison Dike) were identified within 500m of the Site boundary. These were all assessed to have “no likely potential constraint” for the site.
- Reptiles - The woodland, scrub, introduced shrub, poor semi-improved grassland, hardstanding, trees, and hedgerow on-site, and the treeline within the blue line land, on-site provide suitable habitat for reptiles. Due to habitats suitable for reptiles being considered for removal – a Precautionary Working Method Statement is to be conditioned.
- Birds - The woodland, scrub, introduced shrub, trees, and hedgerow on-site, and the treeline directly offsite (within the blue line land), offer suitable habitat for common urban fringe species. The building

within the blueline land could also provide nesting habitat for a range of urban species. Timing considerations for vegetation clearance will be added to conditions,, as will a CEMP.

- Hedgehog - the woodland, scrub, introduced shrub, poor semi-improved grassland, trees, and hedgerow on-site, and the treeline directly offsite (within the blueline land), provide suitable habitat for hedgehog. Recommendations have been added to reduce impacts are to be added to a CEMP.
- Enhancements have been recommended for biodiversity, birds, bats, invertebrates, amphibians, reptiles, and hedgehogs.

BNG

An excel format of the statutory metric does not appear to be available for validation.

No further comments will be provided until this has been provided and reviewed.

Suggested conditions

BNG conditions to be provided once the metric is made available and reviewed.

Birds

No removal of trees that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

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. The survey must be undertaken at the optimal time of year; between May and September.

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).

PWMS - reptiles

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 reptiles and amphibians shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to reptiles and amphibians, 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 search around potential reptiles and amphibians features.

In the event of encountering a reptiles or amphibians, 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

Ecological Design Strategy / BEMP – for biodiversity, birds, bats, invertebrates, amphibians, reptiles, and hedgehogs

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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