Consultation Response from KC, Ecology Unit
2025/93423 2, Brewery Yard, Fenay Bridge, Huddersfield, HD8 0AR
Demolition of existing dwelling and erection of detached dwelling
Date Responded: 27/07/2026 Responding Officer: Z. Hanshaw Responding Ref: 2607/44

Good afternoon,

I have reviewed the Preliminary Ecological Appraisal (PEA) (Miranda Cowan Ecology, July 2026), the Bat Survey Report (Miranda Cowan Ecology, July 2026) and the Species Enhancement Statement (Miranda Cowan Ecology, July 2026) and I am satisfied with the information contained within.

The enhancement measures included in the ecological reports should be secured as a condition of any consent. I would recommend that the mitigation measures are compiled into a Construction Environmental Management Plan: Biodiversity which is secured as a condition of any consent.

I would also recommend that a wildlife friendly lighting strategy should be secured as a condition of any consent. This should show how areas which are important for nocturnal wildlife will not be illuminated as part of the development.

Recommended conditions

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

Construction Environmental Management Plan for Biodiversity

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