

DC Admin

From: ENVU Biodiversity and Land Use
Sent: 20 January 2026 11:47
To: Planning ContactCentre
Subject: 2026/90049 at location Woodman Inn, Thunder Bridge Lane, Kirkburton, Huddersfield, HD8 0PX

Please see ecological commentary below:

Designations

Thunderbridge (Meadows) Local Wildlife Site (LWS) is located 150m north of the site. The site is adjacent to priority woodland habitats and within 100m of priority grassland habitat. There is also a watercourse 100m to the west of the site. The site is also within the Kirklees Wildlife Habitat Network.

Onsite habitats and species

The PEA from Knight Skye Ecology (June 2025) is reasonable and acceptable. The structure to be demolished was observed to have no features suitable for roosting bats and nesting birds. The structure has a number of hedges and trees in close proximity that may be suitable for nesting birds. A CEMP for birds, the watercourse, the priority habitats, and the LWS will be conditioned to ensure minimal impact.

BNG

The development appears to be within the original footprint of the building / hardstanding (according to the description provided by the application) and is therefore BNG requirements are 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

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.

The CEMP must also include the following specific plans / documents:

- Pollution Prevention Plan for the watercourses and waterbodies (using good practice guidance such as CIRIA C532)
- Mitigation / precautionary measures for the Thunderbridge (Meadows) Local Wildlife Site (LWS), priority habitats, and the Kirklees Wildlife Habitat Network.

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

Hope this helps.

Many thanks,

Katie

Ecology Team

Planning and Development Service

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