

**Consultation Response from KC,
Ecology Unit**

2026/90253 Oak Leas Manor, Spring Lane, New Mill, Holmfirth, HD9 7EH

Demolition of existing garage and store and conversion of existing dwelling and outbuildings to form six dwellings

Date Responded: 25/06/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2606/76

Good afternoon,

I have reviewed the information provided in the Preliminary Ecological Assessment (PEA) (JCA, June 2026) and I am satisfied with the information contained within. In line with the recommendations in the report, a Construction Environmental Management Plan: Biodiversity should be secured as a condition of any consent. This should include measures for the control and eradication of the Rhododendron on site.

An external lighting condition should also be included as a condition of any consent. This should demonstrate how the sensitive areas of the site for commuting and foraging nocturnal species will not be illuminated.

I would also recommend that the enhancements proposed in Section 5 of the PEA are detailed in a Biodiversity Enhancement Management Plan, to the location and management requirements of these features.

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.

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)

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

Biodiversity Enhancement Management Plan

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.

- Purpose and conservation objectives for the proposed enhancement measures
- Detailed designs to achieve the stated objectives
- Location of the proposed enhancement measures
- Persons responsible for implementing the enhanced measures
- Details of initial aftercare and long-term maintenance.

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