

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 11 March 2026 10:38
To: Planning ContactCentre
Subject: 2026/90619 at location United Church Marsden, Warehouse Hill Road, Marsden, Huddersfield, HD7 6AB

Categories:

Hi There,

Please see ecological commentary below:

Designations

No issue

The site is between two watercourses, and so pollution prevention measures will be added to the CEMP. There is a woodland north of the site, it is unlikely to be disturbed during works.

Onsite habitats and species

The site consists of hardstanding, a building, an unvegetated garden, and shrub.

- Bats – the building is considered to have high suitability for roosting bats. 3no presence / absence surveys are required to determine if any bat roosts are in the building, and whether an EPS licence is required. These surveys will need to be conducted prior to determination. Lighting conditions will also be added.
- Birds – the site is considered to have high suitability for breeding birds and nesting birds. Recommendations have been provided to ensure impact is minimised during works onsite. These will be added to a CEMP.
- Badgers – though there is no evidence of badgers, recommendations have been provided to ensure impact is minimised during works onsite. These will be added to a CEMP.
- Invasive species – Sch 9 listed species Rhododendron and entire-leaved cotoneaster were observed onsite. As a result, conditions will be added for management / removal.

Suggested conditions

Bat surveys will be required prior to determination.

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:

- Mitigation measures for the priority habitats (ancient and deciduous woodland) near the site.
- 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

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

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).

Many thanks,
Katie
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