

Sent: 21 April 2026 12:17

Subject: 2026/90927 at location adj, 15-17, Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site consists of grassland, a greenhouse, hardstanding, stone walls, hedgerows, and a line of trees. It does not appear that the hedgerows and trees are to be impacted by the works, but protection measures are recommended. The greenhouse does not appear to be suitable for roosting bats and nesting birds. A PEA does not appear to be warranted.

BNG

The proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries.

Please do let me know if further information does come to light.

Suggested conditions

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

Many thanks,
Katie

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