Consultation Response from KC, Ecology Unit
2026/91407 7, Halifax Road, Edgerton, Huddersfield, HD3 3AN
Change of use and alteration of former Class E(e) clinic to form 7 Class C2 assisted living units with staff facilities, including removal of existing conservatory, fire escapes and doors (Listed Building within a Conservation Area)
Date Responded: 08/06/2026 Responding Officer: Z. Hanshaw Responding Ref: 2606/24

Good afternoon,

I have reviewed the information submitted with this application and I have no ecological concerns in principle. No ecological information has been submitted in support of this application, but as the development is for a change of use with no major alterations, there is a low risk to ecological receptors. Similarly, the Arboricultural Report (AWA Tree Consultants, May 2026) states that the majority of the trees onsite will be retained. The report does recommend that 2 dead Holly trees are removed. Standing deadwood can support a number of species, and I would generally recommend that these trees are retained, unless it is necessary to remove them as they pose a credible health and safety risk. Bat and breeding bird informatives should be included in any consent.

I would also recommend that reasonable enhancements for biodiversity are included as a condition of any consent. This could include the provision of bird and bat boxes within the curtilage of the development, swift boxes, sparrow terraces, and hedgehog hibernation boxes.

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

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

Breeding Bird Informative

All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

Bat Informative

Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost.

Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).