

**Consultation Response from KC,
Ecology Unit**

2026/91714 adj, 7, Quarryfields, Mirfield, WF14 0NT

Erection of detached dwelling

Date Responded: 19/08/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2608/38

I have reviewed the Preliminary Ecological Appraisal (PEA) (ArbTech, August 2026) and I am satisfied with the information contained within.

The PEA states that the habitats onsite are of low ecological value, comprising modified grassland and hard standing, and it is unlikely that protected species are present onsite. The PEA also includes good practise mitigation for breeding birds, as well as small mammals and herptiles. These mitigation measures should be secured as a condition of any consent.

I would note that the PEA does not consider the adjacent trees or the root protection area of these. The plans appear to show the new building will be built immediately adjacent to this tree line, and potentially within the root protection area of these trees. Further assessment of the impact of the proposals on these adjacent trees, and their long-term viability, may be required. I would also recommend that further consideration on how the long-term management of these trees would be possible, as the plans show no access to the hedgerow once the building is complete.

I would also recommend that reasonable enhancements for biodiversity are included. This could include the provision of bird or bat boxes, hedgehog holes, etc. as identified in the submitted PEA. The details of these should be secured as a condition of any consent.

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 final details of the enhancements proposed in the Preliminary Ecological Appraisal (ArbTech, August 2026) and include the following:

1. Purpose and conservation objectives for the proposed enhancement measures
2. Detailed designs to achieve the stated objectives

3. Location of the proposed enhancement measures
4. Persons responsible for implementing the enhanced measures
5. Details of initial aftercare and long-term maintenance.

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