

**Consultation Response from KC,
Ecology Unit**

2026/91903 41 Ashbrow Road, Fartown, Huddersfield, HD2 1DX

Discharge of details reserved by conditions 8 (landscape/ecological management plan), 9 (boundary treatments), 12 (cycle store), 15 (garden levels) on previous permission 2022/90852 for erection of mixed-use development of retreat building and 5 dwellings with integral garages

Date Responded: 24/07/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2607/34

Good afternoon,

I have reviewed the information submitted with this application for the discharge of condition 8. This is as follows:

Condition:

8. Before any part of the new development is first brought into use, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) Purpose and conservation objectives for the proposed ecological works.*
- b) Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate.*
- c) Details of the design of all new and retained boundary treatments, and demonstrating, where appropriate, that these will not obstruct the movement of hedgehogs.*
- d) Detailed planting schedule, including timetable, and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.*
- e) Details of any external lighting, if required.*
- f) Details of maintenance.*

The approved landscaping scheme and EMP shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

The Landscape Plan shows areas where hedgehog holes will be installed in the boundary features of the development across the southern section of the site, as well as the types and locations of bird and bat boxes. The Planting Plan shows that a mix of native shrub species will be planted, and an appropriate grassland species mix will be sown in the areas of Other Neutral Grassland. It also sets out a 5-year maintenance schedule for these habitats. No external lighting appears to be proposed.

I am therefore satisfied with the information submitted, and condition 8 can be discharged.