

**Consultation Response from KC,
Ecology Unit**

2026/92116 Clough Farm, Long Lane, Earlsheaton, Dewsbury, WF12 8LQ

Discharge of details reserved by condition 14 (Reptile Survey), 15 (CEMP-Biodiversity), 18 (Arboricultural Method Statement), 34 (bird/bat boxes) on previous permission 2024/91476 for erection of 24 dwellings

Date Responded: 30/07/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2607/55

Good afternoon,

I have reviewed the information submitted with this application for the discharge of conditions 15 and 34. These are as follows:

Conditions:

14. Notwithstanding the submitted ecological information, no development shall take place (including ground works and vegetation clearance) until a reptile survey has been undertaken by a competent person and the results submitted to the Local Planning Authority. The results shall be used to inform the Construction Environmental Management Plan – Biodiversity referred to in condition (15) below.

15. No development shall take place (including ground works and vegetation clearance) until Construction Environmental Management Plan - Biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall incorporate the recommendations within part 5 of the Preliminary Ecological Appraisal, and shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features, including those associated with Chickenley Beck.*
- e) A strategy for temporary lighting during construction (if required) that follows best practice guidelines outlined in Bats and Artificial Light at Night (2023) to maintain suitable foraging and commuting routes,*
- f) An invasive species survey undertaken within the botanical growing season, to include all land within the red line as shown on the location plan, and blue line on the site plan, to determine if Schedule 9 invasive non-native species are present. If such species are present, then an Invasive Species Management Plan to be submitted as part of the CEMP: Biodiversity.*
- g) The times during construction when specialist ecologists need to be present on site to oversee works.*
- h) Responsible persons and lines of communication.*
- i) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- j) 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.

34. Before any part of the development is occupied, details, including the location, of 4 no. bat and 4 no. bird boxes to be installed within the site shall be submitted to and approved in writing by the Local Planning Authority. These shall be made of woodcrete or another durable material. Each shall be installed before any part of the building to which it relates is first occupied and thereafter retained.

The Bird and Bat Box Location plan shows the detailed locations of where these will be installed within the development, and the specifications of these. I am satisfied with the information submitted and this condition can be discharged.

Section 2.10 of the submitted Construction Environmental Management Plan: Biodiversity (BWB, June 2026) details that reptile surveys have been completed and no reptiles were identified. I would recommend that details of these surveys is provided to enable the discharge of condition 14.

The Construction Environmental Management Plan: Biodiversity sets out appropriate mitigation for species and habitats. It identifies the methods, timings, and ECoW supervision requirements for the construction phase of the development. It details pollution prevention measures for Chickenley Beck and sensitive lighting requirement.

However, no INNS survey or mitigation is provided within the report. This is required to satisfy point f) within the Construction Environmental Management Plan: Biodiversity condition wording.