

**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: 19/08/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2608/40

Good afternoon,

I have reviewed the revised information submitted with this application for the discharge of conditions 14, 15. 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.

Section 2.10-2.13 of the submitted Construction Environmental Management Plan: Biodiversity (BWB, June 2026) details the methodology of the reptile surveys have been completed and no reptiles were identified. A total of 7 surveys were undertaken in optimal weather conditions. I am therefore satisfied with the information submitted, and condition 14 can be discharged.

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.

The Japanese Knotweed Management Proposals (Eco Control Solutions, July 2026) sets out a management methodology for the control of the Japanese Knotweed onsite, as well as detailing the area where the plant is present, and a licence will be required to spray the knotweed alongside the beck. I am satisfied with the detailed included in this report, and the management methods detailed should be adhered to.

Condition 15 can be discharged.