

**Consultation Response from KC,
Ecology Unit**

2026/92646 Land Adjacent, 144a, Latham Lane, Gomersal, Cleckheaton, BD19 4AR

Discharge of details reserved by conditions 4 (materials), 5 (boundary treatments), 6 (CEMP), 7 (EDS) and 12 (construction plan) on previous permission 2026/90179 for erection of detached dwelling and garage with associated external alterations

Date Responded: 30/09/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2609/47

I have reviewed the information submitted with this application for the discharge of conditions 6 and 7. These are as follows:

6. No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities
- b) Identification of "biodiversity protection zones"
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) 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, unless otherwise agreed in writing by the local planning authority.

7. No works shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the local planning authority. The EDS shall include the following.

- a) Purpose and nature conservation objectives for the proposed works
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.

I have reviewed the Construction Environmental Management Plan: Biodiversity (Vale Ecology, September 2026) and the Ecological Design Strategy (Vale Ecology, September 2026).

Table 1 of the Construction Environmental Management Plan: Biodiversity sets out potentially damaging activities and details reasonable mitigation measures to minimise any impacts. The report details that land outside of the site redline boundary will be retained as a biodiversity protection area, and sets out practical measures to reduce the ecological impacts during construction. An ECoW will be required if vegetation will be removed during the breeding bird season, and the applicant is detailed as responsible for ensuring the implementation of the Construction Environmental Management Plan: Biodiversity. I am satisfied with the mitigation measures and details included within the report, and this condition can be discharged.

The Ecological Design Strategy details that two integrated bat boxes will be included within the new development; one on the southeastern elevation of the house, and one on the southeastern elevation of the garage. Similarly integrated house sparrow nesting boxes will be installed on the northwestern elevation of the dwelling and the northwestern elevation of the garage. A hedgehog shelter will be installed within the garden, and access gap will be located within the southwestern boundary. Two native trees will also be planted. Table 1 identifies when these will be installed, and paragraph 1.5.1 details the applicant will be responsible for the implementation of this strategy.

I am therefore satisfied that the conditions 6 and 7 can be discharged.