

**Consultation Response from KC,
Ecology Unit**
2026/92742 Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AS
Discharge of details reserved by conditions 3 (materials), 4 (noise report), 6 (CEMP), 7 (external lighting), 8 (drainage), 9 (AMS), 10 (landscape) on previous permission 2025/93108 for demolition of existing stables and erection of detached dwelling
Date Responded: 06/10/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2610/13

I have reviewed the information submitted with this application for the discharge of condition 6, 7 and 10. 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 works.*
- 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.

The CEMP must also include the following specific plans / documents:

- Pollution Prevention Plan for the watercourses and waterbodies (using good practice guidance such as CIRIA C532)*

7. Prior to the installation of any external lighting, 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), shall be submitted to, and approved in writing by, the Local Planning Authority. The Sensitive Lighting Strategy will demonstrate that the lighting will not impact upon ecological networks and/or sensitive features. External lighting shall be installed in accordance with the specifications and locations set out within the approved lighting scheme and retained thereafter.

10. The development shall not be brought into use until a scheme detailing hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the planting of native trees and hedgerows. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species

unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

I have reviewed the Construction Environmental Management Plan: Biodiversity (Estrada Ecology, August 2026). Table 1 identifies potentially damaging activities, the ecological receptors and appropriate mitigation measures. The document identifies that there are no biodiversity protection zones onsite, but the adjacent Fenay Beck and woodland will be protected through appropriate controls; Section 10 also sets out detailed pollution prevention measures for Fenay Beck. Section 5 sets out general and species-specific measures, including the requirement for a pre-works check for nesting birds within the stable buildings. An ECoW will be required onsite to undertake the pre-works check for breeding birds, as well as provide a toolbox talk to contractors, provide ecological expertise where required, and ensure compliance with the requirements of the Construction Environmental Management Plan: Biodiversity. The report sets out the lines of communication, and the roles and responsibilities for the persons involved in the construction. I am therefore satisfied with the information contained within this report, and this condition can be discharged.

The drawing titled "Conditions Drawing 3, 7 and 10" details that all of the lighting to be installed will be warm white lighting at 2700K. The proposed models will all be downlighters only, so there will be no upwards light spill. The lighting will be motion detected, and installed <2m high, maintaining the dark areas for nocturnal wildlife and dark skies. I am therefore satisfied with the information submitted, and this condition can be discharged.

The Outline Masterplan and Specification states that there will be a mixed native hedgerow to the site, which is appropriate. Not details on the maintenance of this hedgerow is provided; I would recommend that only 50% of the hedgerow is cut per year, as most hedgerow species only fruit and flower on second year growth, and thus annual cutting does not provide food for native wildlife. Additionally, a semi-native embankment mix is proposed. No details to justify the use of non-native plants in this area are provided, and given the location of this planting, I would recommend that this is updated to include only native species. If evergreen planting is required, native species like Holly and Privet could be used. I would recommend that further information on this is provided prior to the discharge of condition 10.