

Consultation Response: Kirklees Council Conservation & Design

Mountjoy Road land to the rear of 52-54 outline permission for single dwelling 2013/93419

Rationale: to ensure compliance with Wildlife & Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 and, compliance with the National Planning Policy Framework (NPPF)

A significant proportion of the site consists of woodland with mature trees also present around the periphery of the site. It has not been established if any of the mature trees within and around the site have bat roost potential and it is recommended in the report that if any trees are to be removed, their bat roost potential is clarified and mitigation issues addressed. Some tree removal is proposed and the development could also impact on any roost present in the peripheral trees and some within the site.

In addition, it has been established that the neighbouring building (54 Mountjoy Road) has bat roost potential. If any bat roosts are present, it is stated that the removal of trees in this area could impact upon any roosts present in the building. It is proposed that the trees in this area are removed to accommodate access to the site so potential impacts are possible.

In the report there is no indication of whether any ancient woodland indicator species are present within the woodland or, any clear guidance on how any of the woodland habitat could be protected and retained as part of the development.

In summary, there is insufficient information to determine this application and further work should be undertaken to establish the value of the site for bats and, any potential impacts of the proposed development. This is likely to require bat activity surveys during the months May to August.

In addition, the value of the woodland habitat should be more clearly established.

More detailed mitigation, compensation and enhancement proposal are also required to ensure that the value of important habitat features, are retained within the development.

Jeff Keenlyside
Biodiversity

Date: 2013-12-13