

**Consultation Response: Kirklees Council Conservation & Design**

**Jagger Lane 17 Kirkheaton conversion of building 2013/93489**

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

The building appears to be in good order, well sealed and unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development then work must cease immediately and the advice of a licensed bat worker sought.

It is not clear of the trees/hedge line is to be affected by the development, in particular the creation of a new access track. Even though the trees do not appear to have any bat roost potential, if it is proposed to remove these trees a compensatory landscape plan based upon the use of native tree and shrub species should be produced predetermination, for approval by the LPA so that this can be conditioned.

In any case, the tree root zones should be protected during and post development, if the trees are to remain.

The grassland, which will be lost as part of the development, looks to be agriculturally improved and is, therefore, likely to be of limited ecological interest. No survey is required of the grassland.

To compensate for the minor loss of grassland a bat box of a type similar to the Schweglar 1 FQ should be erected at the top of the south east facing gable where no windows or doors are to be located. This should be conditioned.

Jeff Keenlyside  
Biodiversity  
Date: 2013-11-25