

## **Consultation Response: Kirklees Council Heritage & Design**

### **Wolfstones Heights Farm, Wolfstones Road, Netherthong, erection of garage 2014/92814**

**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)**

Although some shrubberies are proposed for removal it is not clear from the plans submitted whether any mature trees are to be removed to construct the garage and the new access road to it. This should be clarified and if mature trees are to be removed they should be first assessed for their bat roost potential before the application is determined.

Otherwise, the development will result in a net loss of habitat through the removal of shrubberies and some loss of grassland to recreate the PROW. This vegetation clearance should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present work which may cause destruction of nests or, disturbance to the resident birds must cease until the young have fledged.

It is proposed to undertake landscaping as part of the development. No details are provided other than to state indigenous species will be used. The landscaping plan should be detailed on a plan with the species mix specified. This should include both native trees and shrubs. However, planting should be at a sufficient distance from the footpath to prevent problems of overgrowing the path. This should be conditioned to be approved by the LPA or, alternatively, produced predetermination along with the information requested above.

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