Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
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Paul Kemp
Acting Assistant Director
Investment & Regeneration

J Oldham,
Oldham Access Services
81, Hall Ing Lane
Honley
Holmfirth
HD9 6QW

Date: 07-Apr-2016
Our Ref: 2016/62/90742/W

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990, Section 62
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS1988, Regulation 4
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 Article 34

I refer to your planning application received on 02-Mar-2016 for Erection of rear extension at 81, Hall Ing Lane, Honley, Holmfirth, HD9 6QW, application number 2016/62/90742/W.

Section 62 and Regulation 4 enables a Local Planning Authority to require that an application for planning permission includes such further information, particulars or evidence in support of anything in or relating to the application as they think necessary to determine the application.

The Council considers that the following additional information is necessary to determine your application and hereby asks that it be provided:

1. Bat Survey

This request for further information is a formal direction pursuant to Section 62 and Regulation 4.

The statutory period for determination of the application runs from the date the application was validated. You are requested to provide the additional information set out above within 7 days of receipt of this letter.

Alternatively you may agree with the Local Planning Authority an extension of time to provide the additional information. If you agree to such an extension, please complete and return the attached consent form within 7 days of receipt of this letter. The consequences of this will mean that the period of determination will run again from the date that the additional information is received.

If neither the additional information nor the completed consent form has not been received within 14 days of the date of this letter, then the application will be determined on the basis of the information available which is likely to result in a refusal due to inadequate information.

A third alternative is that you have the option of withdrawing the application pending the preparation of the further information requested.

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Yours faithfully

Beatrice Kunaka

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Consent to Extend Time **Case Officer:** Beatrice Kunaka

Application Number: 2016/62/90742/W
At: 81, Hall Ing Lane, Honley, Holmfirth, HD9 6QW
For: Erection of rear extension

I hereby agree to an extended period of time to give the applicant notice of their decision (or determination or notice that the application has been referred to the Secretary of State).

The extension of time is to allow opportunity to provide the additional information requested in the letter from the Local Planning Authority dated 07-Apr-2016. I understand that the consequences of this mean that the period of determination will run again from the date that the additional information is received.

Print Name:

Signed:

Applicant/Agent (delete as appropriate)

Date:

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The structure and location of the buildings on this site would indicate that there is a reasonable likelihood of a bat roost being present. The proposal site is:

- *Within the 'bat alert' GIS layer*
- *In an area of considerable semi-natural habitat networks that provide good foraging opportunities for bats.*

As a result, the nature of the proposal could impact on any bats present. We would recommend a bat survey is undertaken to an agreed specification, by a licensed bat worker, meeting published minimum standards (revised) (available at http://www.ecology.wyjs.org.uk/wyjs-ecology-bats.asp), before the application is determined. This should include all the buildings and be undertaken by an appropriate number of personnel for the scale of the site.

Given that we are outside the active season for bats (approximately May-September), we would suggest that the bat survey takes the form of a data search and full building inspection and includes clear recommendations as to whether further activity surveys are considered necessary during the active season.

Biodiversity Mitigation and Enhancement

The bat surveyor should provide details in the survey report of an appropriate level of mitigation and enhancement for the development. Professional judgement should be used to determine target species and mitigation / enhancement features. This should be informed by the results of the survey and data search and, information on the Kirklees Biodiversity Action Plan website www.kirklees.gov.uk/biodiversity . Features may include:

- *Bat tubes integral to the building fabric (in new or rebuilt structures) and, where appropriate (species dependent), on trees.*
- *Bird nest features integral to the building fabric or woodcrete type bird boxes erected on external walls (where the development does not involve new build or rebuilding) or possibly trees.*

Details of a biodiversity enhancement plan should be provided in the survey report.

Note: where bat roosts are found to be present at a development site, the requirements may be more demanding and additional measures may be required.