

Consultation Response:

Kirklees Council Conservation & Design (Biodiversity)

Is this a response to an informal consultation request? Yes ☐ No ☒	
Date	28/03/2018
Officer responding	Tom Stephenson
Application number	2018_90051
Purpose	Review of submitted ecological information, pre-determination
Location	Community Spirit, Britannia Mills, Britannia Road, Slaithwaite, Huddersfield, HD7 5HE

Assessment

The submitted report has evaluated the structures to be demolished as of negligible potential for roosting bats. However, taking account of the extent of the buildings and their location (immediately adjacent to optimal bat foraging habitat), the precautionary principle suggests that a low residual risk of impacts to roosting bats. In order to minimise this risk demolition works will need to be undertaken in accordance with a method statement requiring supervision be a suitably qualified ecologist.

In order to avoid impacts to the local ecological network conditions will be required to prevent additional light spill onto the watercourses at the site boundaries.

There is an opportunity for ecological enhancement through the inclusion of bat roost features. Policy PLP 30 requires development to provide enhancements where opportunities exist.

Recommendation

No objection providing the following conditions are included.

Suggested Condition(s)

1. No development shall take place (including any demolition, ground works, site clearance) until a method statement for minimising the potential for impacts to roosting bats during demolition has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
 - a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) extent and location of proposed works shown on appropriate scale maps and plans;
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) persons responsible for implementing the works;
 - f) initial aftercare and long-term maintenance (where relevant);
 - g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and any features created shall be retained in that manner thereafter.

2. No development shall take place (including any demolition, ground works, site clearance) until a method statement for the enhancement of the site for roosting bats has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
 - a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) extent and location of proposed works shown on appropriate scale maps and plans;
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) persons responsible for implementing the works;
 - f) initial aftercare and long-term maintenance (where relevant);
 - g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and any features created shall be retained in that manner thereafter.

3. Prior to occupation, a “lighting design strategy for biodiversity” for the watercourses and areas where bat roost features are to be created/installed shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

References

There are no sources in the current document.