

**Consultation Response from KC,
Ecology Unit**
2020/90857 Sandbeds House, 1, Sandbeds, Honley, Holmfirth, HD9 6RD
Demolition of existing bungalow and erection of detached dwelling (within a Conservation Area) (modified proposal)
**Date Responded:
06/05/2020**
**Responding Officer: Amy
Reddick**
Responding Ref:
Assessment

The ecological information submitted is the same as that submitted for the previous scheme approved in 2018. The proposed scheme is similar and still situated within the footprint of the existing building, therefore it is not anticipated that there will be any additional ecological impacts compared with the previous application.

However, the previous bat activity surveys were carried out towards the end of the bat season in 2018. As bats are a highly mobile species and due to the existing building possessing moderate potential for roosting bats (as highlighted within the bat scoping survey report) there is a high chance bats may have begun roosting within the building since these previous surveys were undertaken. Survey data for mobile species such as bats is generally valid for up to 18 months (See CIEEM's advice note on the lifespan of ecological surveys, 2019).

The submitted Ecological Design Strategy (EDS) is in reference to the previous scheme and while broadly acceptable, this requires revision to reflect the current scheme including positions of faunal boxes on the new proposed building. As the report is worded as a series of recommendations, it is advised that these are also revised in order to give better certainty over biodiversity outcomes on the site.

Advice to planning officer

An update bat activity survey should be carried out on the building prior to determination.

An updated EDS should also be produced to reflect the current scheme which should include an updated map of the final layout with positions of faunal boxes clearly defined and a revised timetable for the phasing of the development.