

**Subject:** FW: Doeroyd, Almondbury : app No 2020/92300  
**Date:** 16 December 2020 15:31:48

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**Sent:** 16 December 2020 15:07

**Subject:** RE: Doeroyd, Almondbury : app No 2020/92300

OFFICIAL - SENSITIVE

Hi Sam,

The submitted Bat Survey Report identified that a bat roost is present within the building which will be affected by the proposed development. However, as the roost is considered to be day roost of a low number of bats and the building is unlikely to offer the potential for a maternity colony, the report concludes that significant impacts to bats will be avoided, subject to the inclusion of appropriate mitigative measures. Therefore, the following conditions are advised-

1. All ecological measures cited as recommendations in Section 6.3 of the Bat Survey Report (MBE/BAT/2020/51/01) dated 24<sup>th</sup> July 2020, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination, shall be implemented in full and all features created will be retained in that manner thereafter.

**Reason:** to ensure mitigation for the loss of bat roosts and so prevent significant residual ecological harm in accordance with policy LP30 and Section 15 of the National Planning Policy Framework.

2. No development shall take place in any circumstances to building "BS1" as specified within the Bat Survey Report (MBE/BAT/2020/51/01) unless the local planning authority has been provided with either:
  - a. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 authorising the specified activity/development to go ahead;
  - b. written confirmation of Site Registration under the Low Impact Bat Class Licence;
  - c. a statement from a suitably qualified ecologist, agreed in writing by the Local Planning Authority, to the effect that suitable measures are in place to ensure the development can

proceed without resulting in an offence under regulation 43 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

**Reason:** this is a pre-commencement condition to ensure the proposed works do not result in a criminal offence under The Conservation of Habitats and Species Regulations 2017, and is necessary to ensure mitigation in respect of roosting bats and to prevent significant ecological harm in line with policy LP30.

Kind regards,

**Amy Reddick** BSc (hons) MSc

Biodiversity Officer

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