

Consultation Response from KC, Ecology Unit		
2020/92432 Land at, Lancaster Lane, Brockholes, Holmfirth, HD9 7TL		
Discharge of conditions 5, 6, 7, 8, 9, 10, 11, 13, 17, 18, 19, 22 and 23 of previous permission 2016/90138 for outline application for erection of residential development		
Date Responded: 19/10/2020	Responding Officer: Amy Reddick	Responding Ref:

Conditions Relevant to Biodiversity

19. Details of a scheme for the provision of bird and bat boxes to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings are first occupied. The approved bat and bird boxes shall be provided before any of the dwellings to which they relate are first occupied and shall be retained thereafter. Bat and bird box provision shall be informed by the recommendations of the approved ecology report prepared by Keystone Ecology and dated March 2016.

22. A scheme detailing the proposed external lighting for individual properties shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The lighting scheme shall be based on the recommendations of the approved ecology report and protected species report prepared by Keystone Ecology and dated March 2016. The lighting scheme so approved shall be provided before the dwelling to which the lighting relates is first occupied and shall thereafter be retained as such.

Submitted Documents

Condition 19 - Bird and Bat Mitigation Plan

Condition 22 – Property Lighting

Assessment

Condition 19

The number of bat and bird boxes proposed is considered sufficient, however the locations of these are not all appropriate. It would be preferable for integral bat tubes to be positioned towards the south aspect, therefore those on the north aspect of the dwellings to the south boundary of the site should ideally be repositioned onto the south aspect. This would also allow for better connectivity with the adjacent woodland. In addition, there appears to be lighting which illuminates upwards and downwards, installed close to proposed bat boxes. This is likely to cause conflicts and reduce the likelihood of bats utilising mitigative features, therefore it is advised that consideration of bat tubes in relation to lighting features is undertaken.

Condition 22

The submitted lighting scheme indicates that 4/5 lights will be installed per property, these are specified to be directly under some of the proposed bat boxes which conflicts with the statements within the Keystone ecology report (2016) that the *“lit area must avoid being directed at, or close to, any potential bats’ roost access points or flight paths from such a roost”*. In addition to this, there is no indication regarding whether lights will be on movement sensors or timers. The provision of appropriate lighting contour plans may be beneficial to clearly demonstrate that no areas sensitive for bats will be affected by significant light spill.