

**Consultation Response from KC,
Ecology Unit**

2020/93867 adj, Red Lea, 27, Church Lane, Mirfield, WF14 9HX

Outline application for erection of residential development and formation of new access

**Date Responded:
25/03/2021**

**Responding Officer: Amy
Reddick**

Responding Ref:

Assessment

No ecological information has been submitted with the application and therefore I am unable to assess the proposals in accordance with National and Local policy. The site is within the curtilage of a residential garden, constrained by residential development on all side, and therefore it is unlikely that there are habitats of particular ecological significance present which may be lost as a result of the proposals. This site is located within the bat alert layer however and there are a number of mature trees on the site. According to the submitted Arboricultural survey, these have no features with the potential for roosting bats other than dense ivy.

However, there are several features identified within the tree schedule which appear to offer potential suitable roosting habitat for roosting bats including-

- T8 with a long, decayed hollow
- T9 with two wounds between ground level and 3.2 metres

Currently there is insufficient information, and no photographs, to determine if impacts to roosting bats are likely and further clarification is sought at how the trees have been assessed for their potential for roosting bats. If this cannot be provided, then a **Preliminary Roost Assessment** is likely to provide the required level of detail to make an assessment of the potential for ecological impacts in accordance with LP30i and National Planning Policy Framework.

The government circular on Biodiversity and Geological Conservation (ODPM, 2005) and recent explanatory note from Natural England (Natural England, 2020) indicates that information of protected species, and in particular European protected species (including bats), should be made available prior to determination.

In addition to the above, the proposals will also need to demonstrate a net gain for biodiversity in accordance with LP30ii. This should be informed by the bat surveys, but enhancements likely to be suitable include integral bat boxes and native soft landscaping.

Required actions-

- **Provide clarification on potential roosting features of the trees to be removed.**