

**Consultation Response from KC,  
Ecology Unit**

**2021/91975 Croft House Surgery, 1145, Manchester Road, Slaithwaite, Huddersfield, HD7 5JY**

**Redevelopment of Croft House Surgery with demolition of existing 2 storey flat roof car port / office building, alterations to existing building to form 5 residential units and erection of 3 dwellings. (within a Conservation Area)**

**Date Responded:  
09/11/2021**

**Responding Officer: Amy  
Reddick**

**Responding Ref:**

## Assessment

No ecological information has been submitted with the application; therefore, this assessment is based on the limited information available to me. The site appears to be in a bat alert zone and is adjacent to the Kirklees Wildlife Habitat Network (KWHN) comprising Bradley Brook. However, based on the submitted Arboricultural Impact Assessment, none of the trees due for removal appear to have potential roosting features. The garage/office extension to be demolished is also a flat roof building with limited features suitable for roosting bats. Therefore, based on this it is considered the impacts to roosting bats as a result of the proposals are limited.

The trees and shrubs along the western boundary (adjacent to Bradley Brook) however, offer a suitable feature to be utilised by foraging and commuting bats and buffer the brook from the adjacent residential development and therefore their removal may have detrimental impacts on ecological connectivity. It is recognised that a single heavy standard tree is proposed to mitigate for the loss of T2, however this is not considered adequate to safeguard and enhance the KWHN, or to provide a biodiversity net gain post-development in accordance with Local Plan Policy LP30.

Therefore, a condition for an Ecological Design Strategy (EDS) should be applied to secure ecological enhancement including native soft landscaping, faunal boxes integrated into the new dwellings and sensitive lighting. See below for an appropriate condition-

1. No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a. Purpose and conservation objectives for the proposed ecological works.
- b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate.
- c. Details of how the design of boundary treatments will not obstruct the movement of hedgehogs.
- d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.
- e. Details of maintenance.
- f. Details of how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not negatively impact the Kirklees Wildlife Habitat Network.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

**Reason:** to ensure the development hereby permitted provides ecological enhancement measures sufficient to provide a biodiversity net gain in accordance with policy LP 30. This is pre-commencement to ensure detailed designs are available to enable implementation as part of the construction program.