Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Further or Amended Plans/Information Received

Observations By:	**KC, Ecology Unit**

Application No.	**2021/93432**
Proposed Development:	**Change of use and alterations to Mill Building 29 to form Wellness Centre (Listed Building within a Conservation Area)**
Location:	**Brookes Mill, Armitage Road, Armitage Bridge, Huddersfield, HD4 7NR**
OS Map Reference	**SE 413379.96 413541.37**
Applicant/Agent:	**Heppenstall Architects**
Class:	**Small Major Developments**

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 05-Apr-2022.

If you would like to contact the Case Officer: Alex Cowling for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
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***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

If I do not receive your response by 05-Apr-2022 then the application may be decided without the benefit of your views.

Dated: 22-Mar-2022

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Ecology Unit

2021/93432 Brookes Mill, Armitage Road, Armitage Bridge, Huddersfield, HD4 7NR

Change of use and alterations to Mill Building 29 to form Wellness Centre (Listed Building within a Conservation Area)

Date Responded: 06/04/2022
Responding Officer: Gareth Hey
Responding Ref:

Assessment

No ecological information has been submitted with the application therefore my assessment is based on the limited information available to me. The application site is located within the bat alert zone and within 200m of three bat roost records. Therefore, as the surrounding area provides suitability for bats and the proposals include for works to the roof of the buildings on site, there is a reasonable likelihood of disturbance to roosting bats.

The government circular on Biodiversity and Geological Conservation (ODPM, 2005) and 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.

Advice to planning officer

The applicant should engage with a suitably qualified ecologist to undertake a daytime inspection for bats (also known as a Preliminary Roost Assessment or Bat Scoping Survey). In many cases this will be adequate to determine whether bats are likely to be affected. If the survey indicates that further activity surveys are required to determine the presence/likely absence of bats, this information should also be supplied. Bat activity surveys should be carried out between May and August and in accordance with Bat Conservation Trust guidelines (Collins, 2016).

The application should not be determined prior to obtaining survey information regarding bats.

References

Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

Natural England (2020). *NATURAL ENGLAND EXPLANATORY NOTE FOR LOCAL PLANNING AUTHORITIES ON CLAUSE 9.3 and ANNEX D6.1 OF BS42020:2013 PLANNING CONDITIONS AND EUROPEAN PROTECTED SPECIES LICENCES.* Natural England, York.

ODPM (2005). *ODPM Circular 06/2005: Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System*, London: Office of the Deputy Prime Minister.