



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Ecology Unit
------------------	---------------------

Application No.	2022/91792
Proposed Development:	Demolition of existing barns and erection of three detached dwellings
Location:	Brownhill Farm, Old Lane, Birkenshaw, BD11 2JL
OS Map Reference	SE 420699.8489 428563.0515
Applicant/Agent:	jg-d
Class:	Minor 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 **28-Jun-2022**.

If you would like to contact the Case Officer: Sarah Longbottom for any reason then please do so on: Tel. 01484 221000 Ext. 74127.

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:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91792>

*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 **28-Jun-2022** then the application may be decided without the benefit of your views.

Dated: 07-Jun-2022

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Ecology Unit**

2022/91792 Brownhill Farm, Old Lane, Birkenshaw, BD11 2JL

Demolition of existing barns and erection of three detached dwellings

Date Responded: 20/06/2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

Following on from two previous applications (2019/91225 and 2019/92722), it is determined that the buildings scheduled to be demolished as part of the development provide negligible suitability for roosting bats, comprising agricultural sheds.

The planning statement details that a biodiversity enhancement plan will be submitted with the application and as such, a suitable condition is laid out below.

In addition to the above, the buildings could provide some suitability for nesting birds and a suitably worded condition is also laid out to address this.

I have no objection to the application subject to the following conditions.

Suggested Conditions

1. Development shall not commence until an Ecological Design Strategy to include a series of mitigation and enhancement measures has been submitted to and approved in writing by the Local Planning Authority. The findings and recommendations shall be implemented in accordance with the Strategy and thereafter retained.

Reason: In the interests of the biodiversity of the area and to accord with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that adequate mitigation and enhancement measures are incorporated into the development at the appropriate stage of the development.

2. No buildings shall be demolished, and no vegetation cleared between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the buildings and vegetation for active birds' nests immediately before the building and vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: to prevent significant ecological harm in respect of direct impacts to birds, their eggs, nests and young and to accord with policy LP 30 and the requirements of section 15 of the National Planning Policy Framework.

