



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Ecology Unit
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Application No.	2022/91847
Proposed Development:	Prior notification for demolition of dwelling
Location:	18, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ
OS Map Reference	SE 415423.461 409430.7154
Applicant/Agent:	SPACE Architecture and Design
Class:	No Required

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 **29-Aug-2022**.

If you would like to contact the Case Officer: Lucy Taylor for any reason then please do so on: Tel. .

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=2022/91847>

*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 **29-Aug-2022** then the application may be decided without the benefit of your views.

Dated: 08-Aug-2022

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Ecology Unit**

2022/91847 18, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ

Prior notification for demolition of dwelling

Date Responded: 31.08.2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

A Bat Survey Report has been submitted with the application. The report undertook a thorough inspection of the structures on site and provides a robust evaluation of the sites suitability for roosting bats.

The report recorded that a single Common Pipistrelle is roosting in the verge of the roof on the southern gable end. Consequently, a European Protected Species Mitigation Licence must be obtained, or the site registered under the Bat Mitigation Class Licence system. The mitigation outlined within the report ensures that roosting opportunities will be present post development and provide an enhancement over the current situation.

As such, I have no objection to the application, subject to the following condition.

Suggested Conditions

1. No development shall take place in any circumstances unless the Local Planning Authority has been provided with either:
 - a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;
 - b) written confirmation of Site Registration under the Bat Mitigation Class Licence;
 - c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: This is a pre-commencement condition to ensure the proposed works do not result in a criminal offence under the Conservation of Habitats and Species Regulations 2017 and to conserve biodiversity in accordance with the aims of the National Planning Policy Framework.

